



BUILDING A-2

DECEMBER 20, 2018

GROSVENOR

sh p

BRINNSTOOL
LYNCH

PLANNING COMMISSION
District of Columbia
CASE NO.15-27A
EXHIBIT NO.2D2

BUILDING A-2: ZONING & SITE INFORMATION

DECEMBER 20, 2018





A.



B.



C.



D.



E.



F.

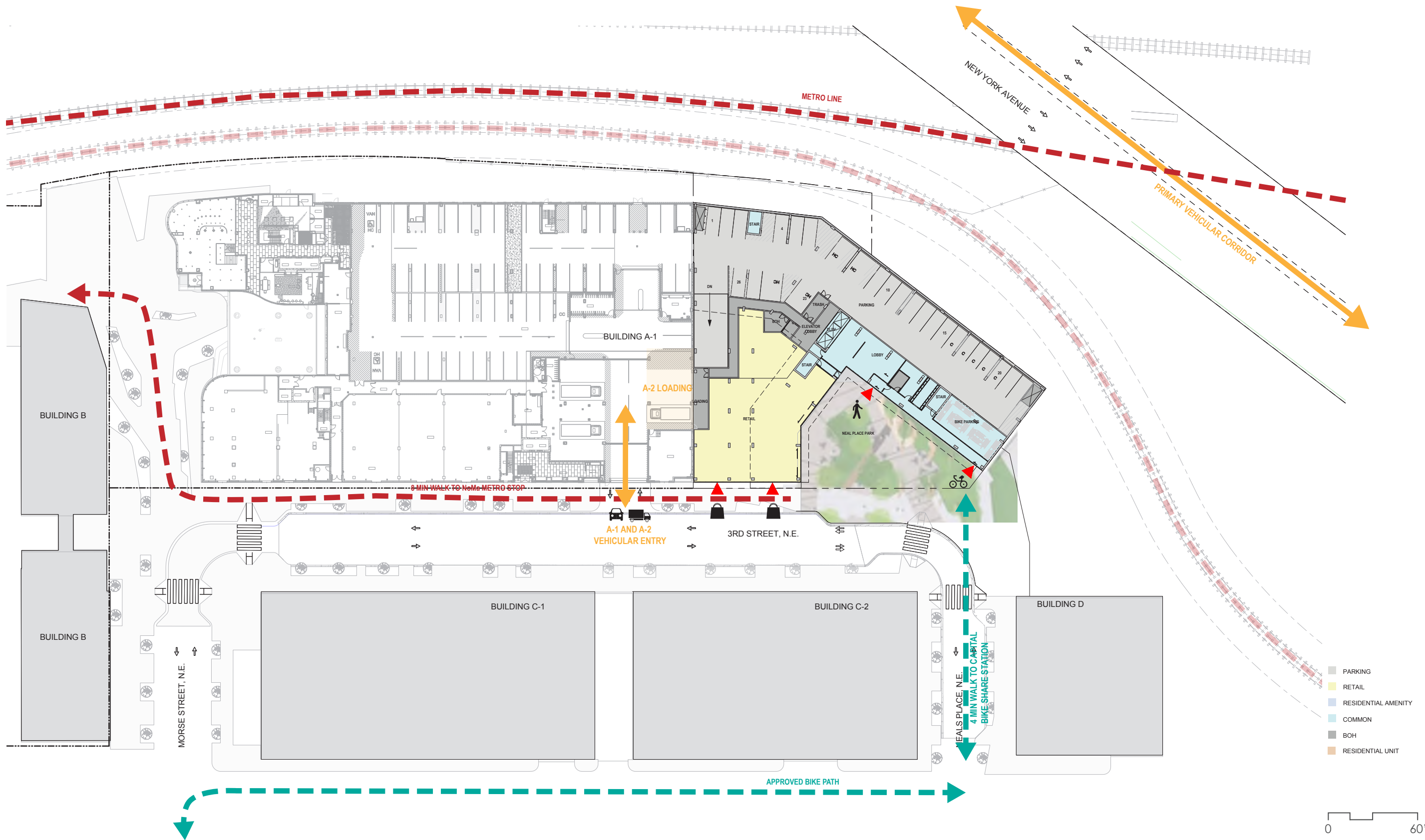
CONTEXT IMAGES

A-2_101

SCAPE + BRININSTOOL LYNCH

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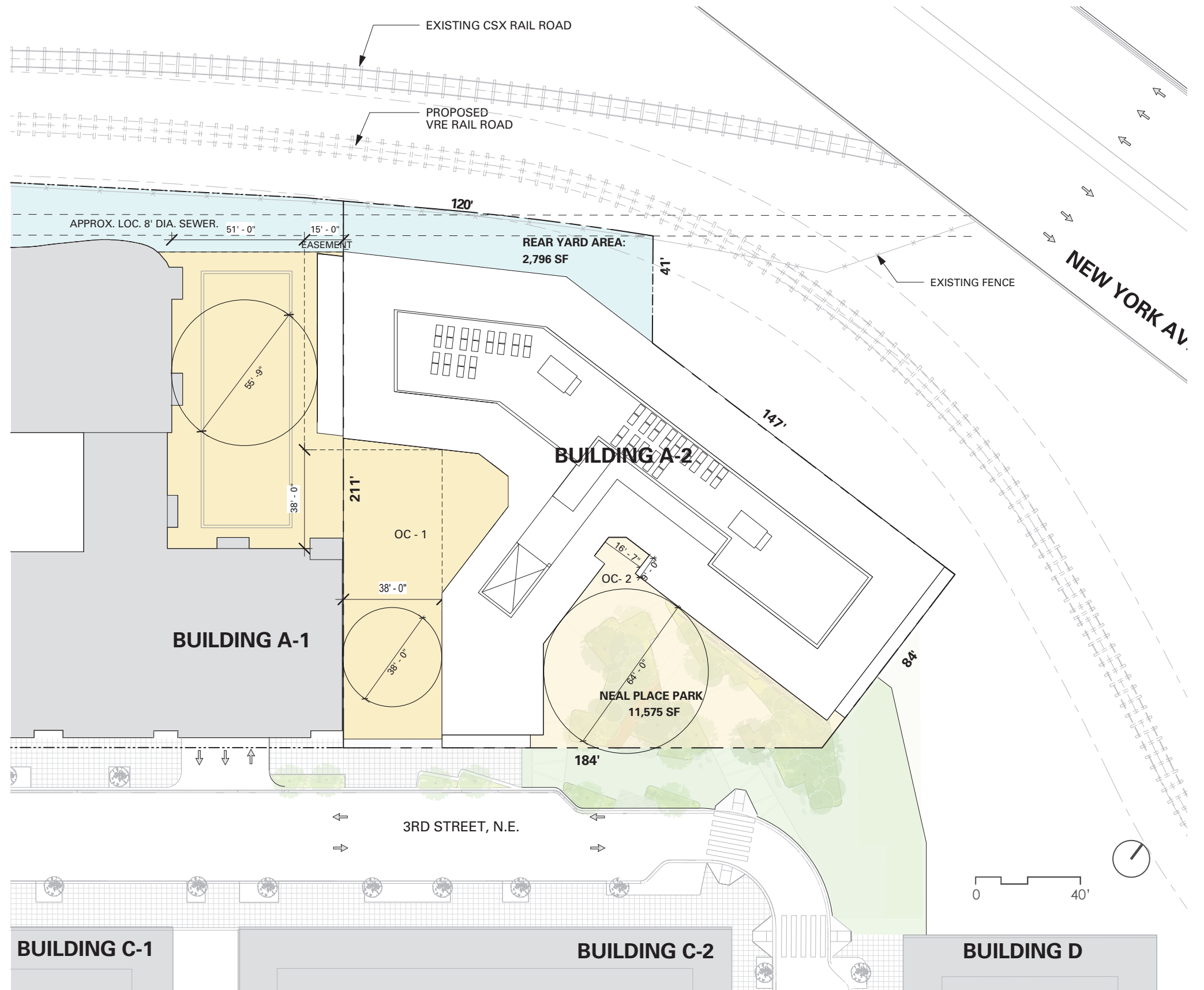
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PRIMARY SITE CIRCULATION



A-2_102

ZONING SUMMARY - BUILDING A-2 / PUD			
DESCRIPTION	SITE AREA	35,616	
	BUILDING	13 STORIES	
	USES	RETAIL, RESIDENTIAL	
	GFA TOWARD FAR (COMMUNAL RECREATION SPACE AND 0.4 FAR OF HABITABLE AND MECHANICAL PENTHOUSE SPACE EXCLUDED)	280,757	
	RESIDENTIAL GFA	259,931	
	RETAIL GFA	6,700	
	SUPPORT SPACES / PARKING / LOADING	14,126	
	# OF RESIDENTIAL UNITS	260	
DESCRIPTION	ZONING ALLOWABLE / REQUIRED (PER 1998 REGS)		
MAX FAR	8	7.88	
MAX LOT OCCUPANCY	100%	60.92%	
	BUILDING FOOTPRINT, TYP FLOOR	21,698	
BUILDING HEIGHT/MAX HEIGHT ALLOWED	130	130'	
PENTHOUSE	UP TO 3 HEIGHTS PERMITTED PER BUILDING	3	
PENTHOUSE HEIGHT	20FT PERMITTED / ONE STORY PLUS MEZZANINE	11'-0", 17'-0" & 20'-0"	
PENTHOUSE USE	ONE HABITABLE STORY W/ MEZZANINE AND OR A SECOND STORY FOR MECHANICAL EQUIPMENT	1-STORY HABITABLE WITH SECOND STORY MECHANICAL ABOVE	
PENTHOUSE SIZE IN SF	UNLIMITED, SUBJECT TO HEIGHT AND SETBACK REQUIREMENTS	4,572 SF RESIDENTIAL UNITS 2,472 SF COMMON RESIDENTIAL 7,044 SF TOTAL	
PENTHOUSE FAR	MECHANICAL, COMMUNAL RECREATION, AND HABITABLE SPACE UP TO 0.4 FAR IS NOT INCLUDED IN BASE BUILDING FAR	0.2 FAR	
PENTHOUSE SETBACK	1 TO 1	1 TO 1	
GREEN AREA RATIO	0.2	0.21	
DESCRIPTION	OCCUPANCY	REQUIRED	PROPOSED
OFF STREET PARKING	RETAIL: IN EXCESS OF 3,000 SF, 1 FOR EA ADDITIONAL 750 SF OF GFA	5	5
	RESIDENTIAL: 1 FOR EACH 4 DWELLING UNITS	65	160
	TOTAL PARKING SPACES/BUILDING	70	165
COMPACT PARKING SPACES	<40% OF REQUIRED PARKING SPACES ALLOWED TO BE COMPACT SPACES. ALL COMPACT SPACES ARE TO BE PLACED IN GROUPS OF AT LEAST 5 CONTIGUOUS SPACES	0	59
	RESIDENTIAL - SHORT TERM: 1 SPACE PER 20 UNITS	13	13
BICYCLE PARKING	RESIDENTIAL - LONG TERM: 1 BIKE PER 3 UNITS	87	135
	RETAIL - SHORT TERM: 1 SPACE PER EACH 3,500 SF	2	2
	RETAIL - LONG TERM: 1 SPACE PER EACH 10,000 SF	0	0
DESCRIPTION	OCCUPANCY	REQUIRED	PROPOSED
OFF STREET LOADING	RETAIL: NO LOADING REQUIRED FOR SPACES <8000SF	NONE	1. LOADING BERTH @ 30FT DEEP
	RESIDENTIAL: PLEASE NOTE, LOADING FOR BUILDING A-2 IS BEING PROVIDED IN BUILDING A-1 (APPROVED IN FIRST STAGE PUD).	1. LOADING BERTH @ 55FT DEEP 1. LOADING PLATFORM @ 200 SF SERVICE/DELIVERY SPACE @ 20FT DEEP	1. LOADING BERTH @ 30FT DEEP 1. LOADING PLATFORM @ 200 SF SERVICE/DELIVERY SPACE @ 20FT DEEP
DESCRIPTION	ZONING ALLOWABLE / REQUIRED	REQUIRED	PROPOSED
MINIMUM REAR YARD	ALL USES: 2'-1/2" PER FOOT OF VERTICAL DISTANCE FROM THE MEAN OF FINISHED GRADE AT THE MIDDLE OF THE REAR OF THE STRUCTURE TO THE HIGHEST POINT OF THE MAIN ROOF OR PARAPET WALL, BUT NOT LESS THAN 12'-0"	2'-1/2" PER 130'-0" = 27'-1"	2,796 SF/ 120' = 23'-3"
MINIMUM SIDE YARD	NOT REQUIRED, BUT IF PROVIDED 2" FOR EACH FOOT OF HEIGHT OF BUILDING, BUT NOT LESS THAN 6'-0"	NA	NA
MINIMUM OPEN COURT WIDTH	RESIDENTIAL: 4" PER FT OF HEIGHT AND 15FT MINIMUM		
	OPEN COURT - 1	4" PER 109'-0" = 38'-0"	38'-0"
	OPEN COURT - 2	4" PER 109'-0" = 38'-0"	SEE PLAN
COURT CLOSED AREA	RESIDENTIAL: MINIMUM WIDTH: 4" PER FT OF HEIGHT AND 15'-0"	NA	NA



BUILDING A-2: ARCHITECTURAL PRECEDENTS & RENDERINGS

DECEMBER 20, 2018



VIEW FROM NEAL PLACE

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A-2_201

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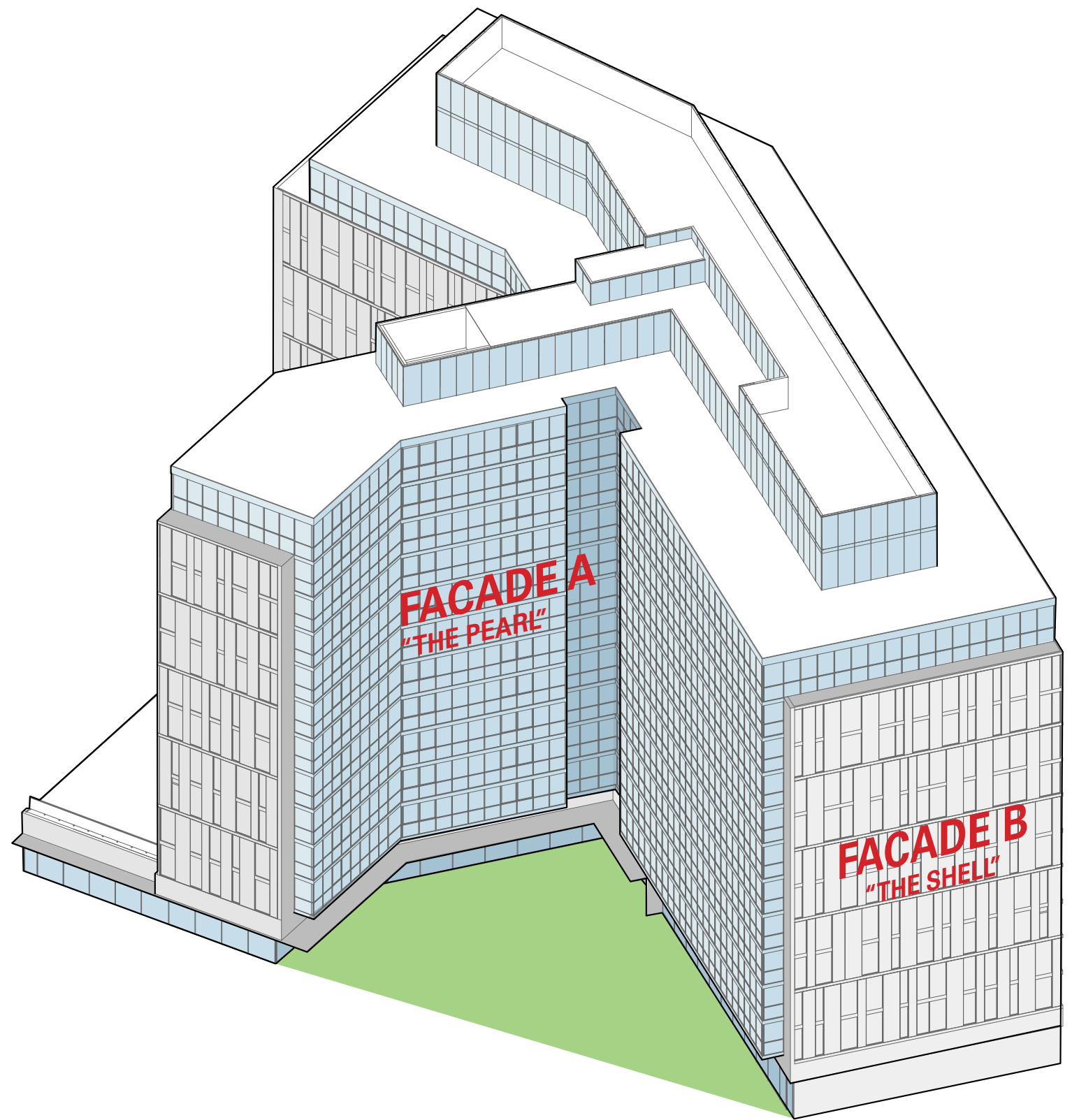
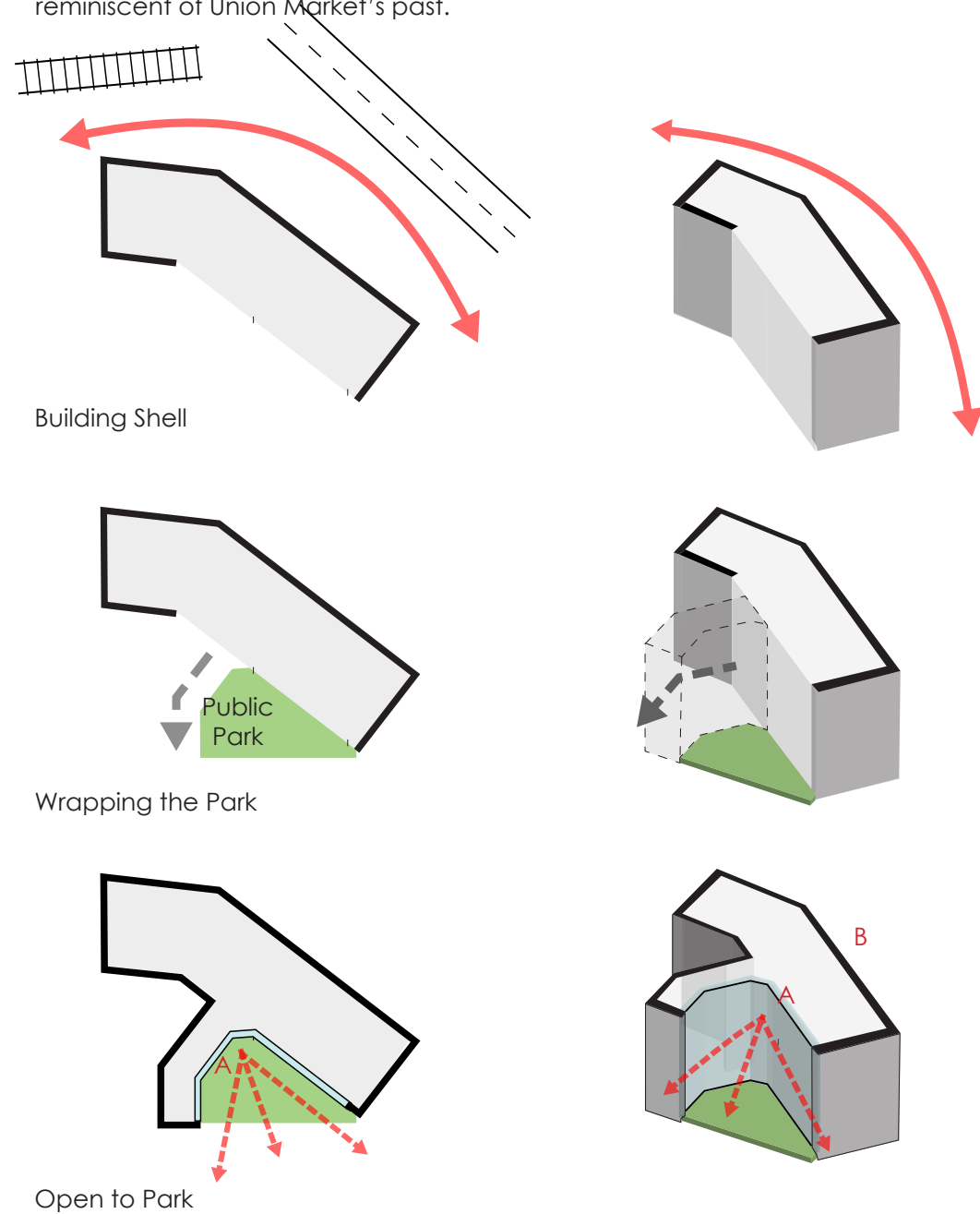
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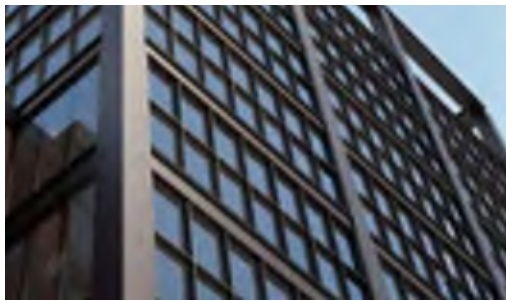
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The design of building A-2 is a response to the urban conditions that surround the site. The façade of the building is broken out into two distinct designs that is very similar to concept of an oyster – the soft, elegant pearl surrounded by a tougher and harder shell.

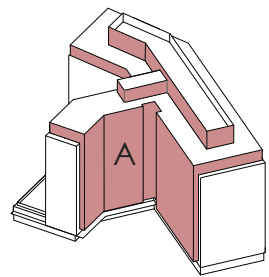
The façade overlooking Neal Place Park, or the pearl façade, consists of mostly glass. This contributes to the more serene atmosphere of Neal Place Park, whereas the shell façade that surrounds Neal Place Park, shields the pearl from the tougher and grittier city lifestyle especially since the train tracks and New York Avenue are just feet away from the personal oasis of the park.

The 'shell façade' will consist of masonry, metal panel/ Swiss Pearl (or similar), and glazing – appropriate materials to protect the softer glass façade. In addition to creating the oyster effect, the building façade is a contemporary interpretation of industrial materials, which are reminiscent of Union Market's past.





Precedents



Key



FACADE A PRECEDENT

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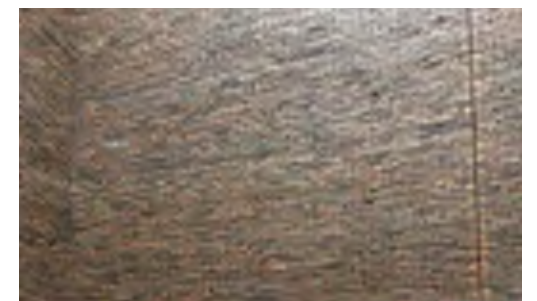
A-2_203

SCAPE

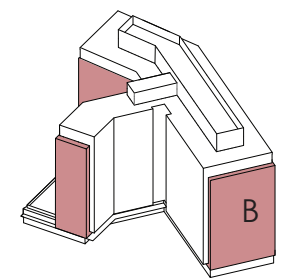
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+ LYNCH**

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Precedents



Key

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FACADE B PRECEDENT



A-2_204



VIEW FROM NEAL PLACE

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A-2_205

SCAPE

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VIEW FROM NEAL PLACE - EVENING



A-2_206



VIEW FROM 3RD ST.

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A-2_207

SCAPE

**BRININSTOOL
+ LYNCH**

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VIEW FROM NY AVE



A-2_208



VIEW FROM NY AVE

DECEMBER 20, 2018

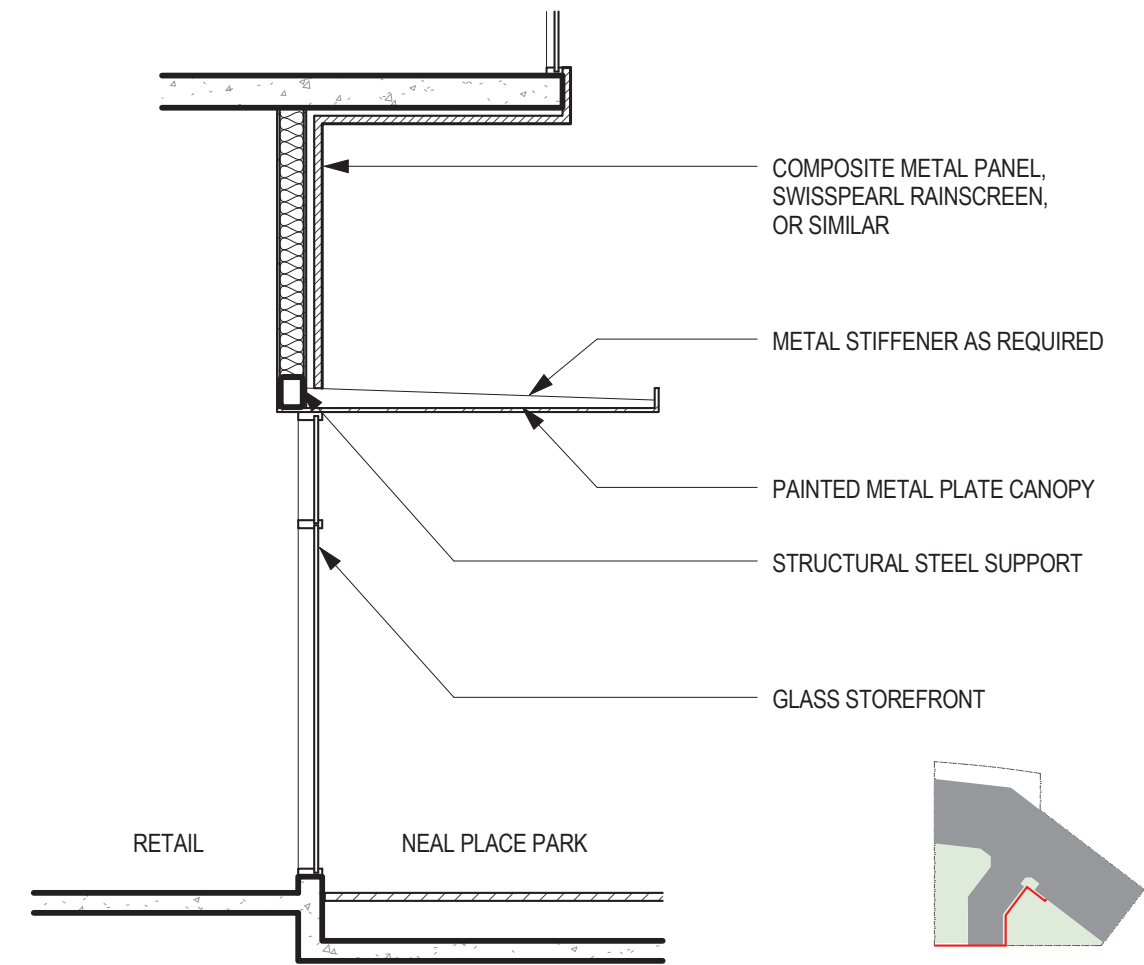
A-2_209

SCAPE

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+ LYNCH**

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CANOPY PRECEDENT



A-2_210

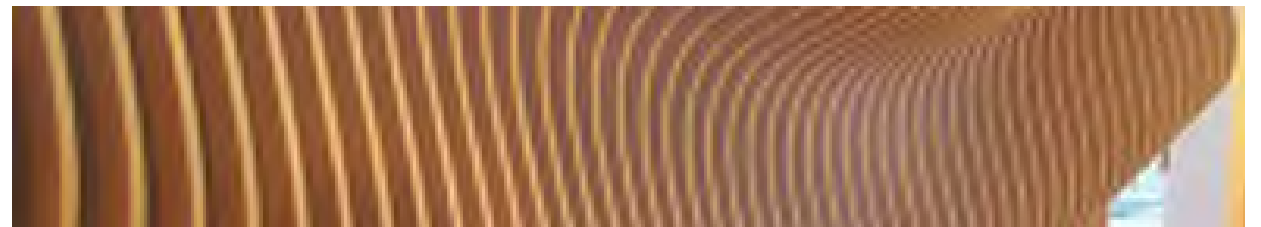


FEATURE WALL - DAY

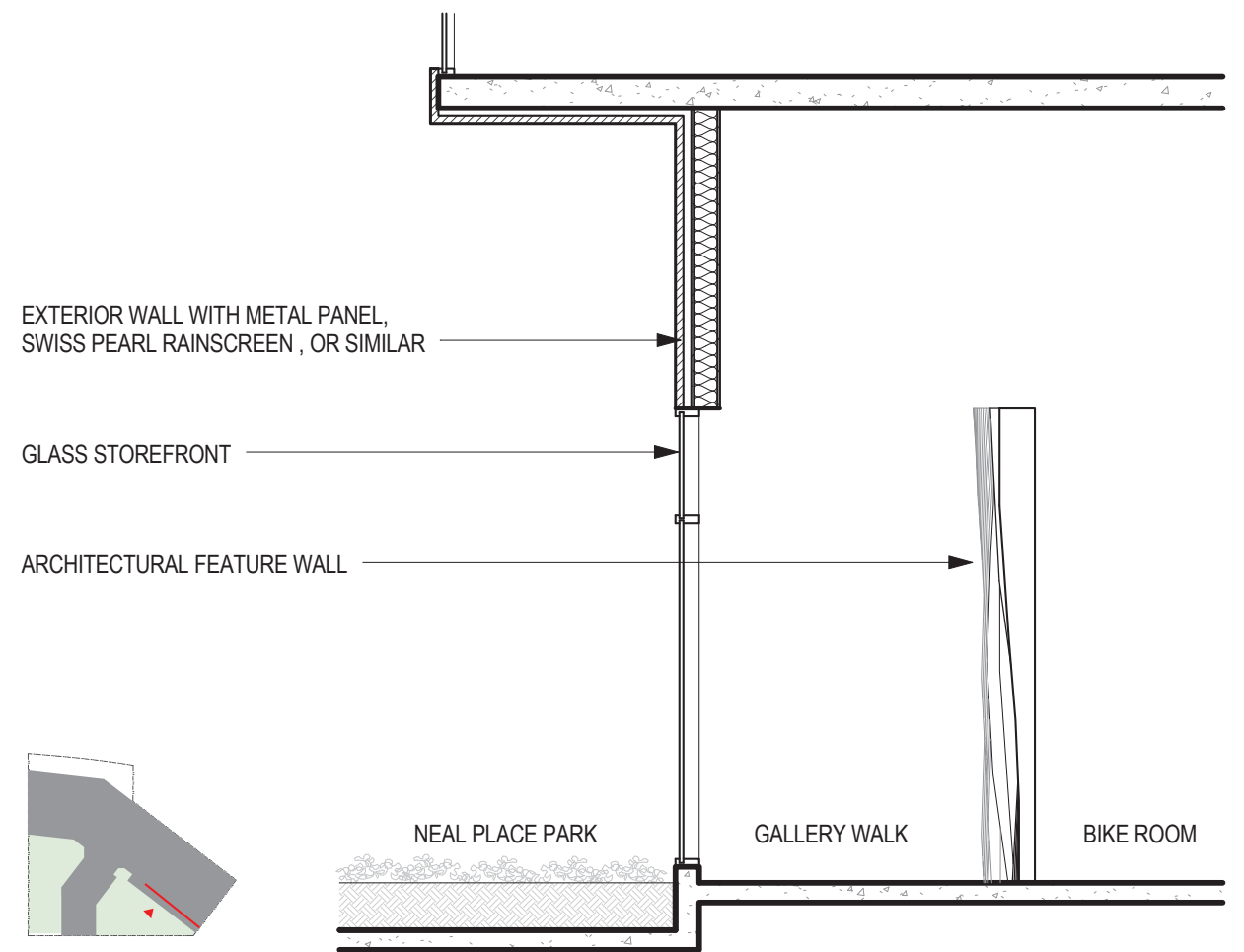


FEATURE WALL - EVENING

ARCHITECTURAL FEATURE WALL



Precedents

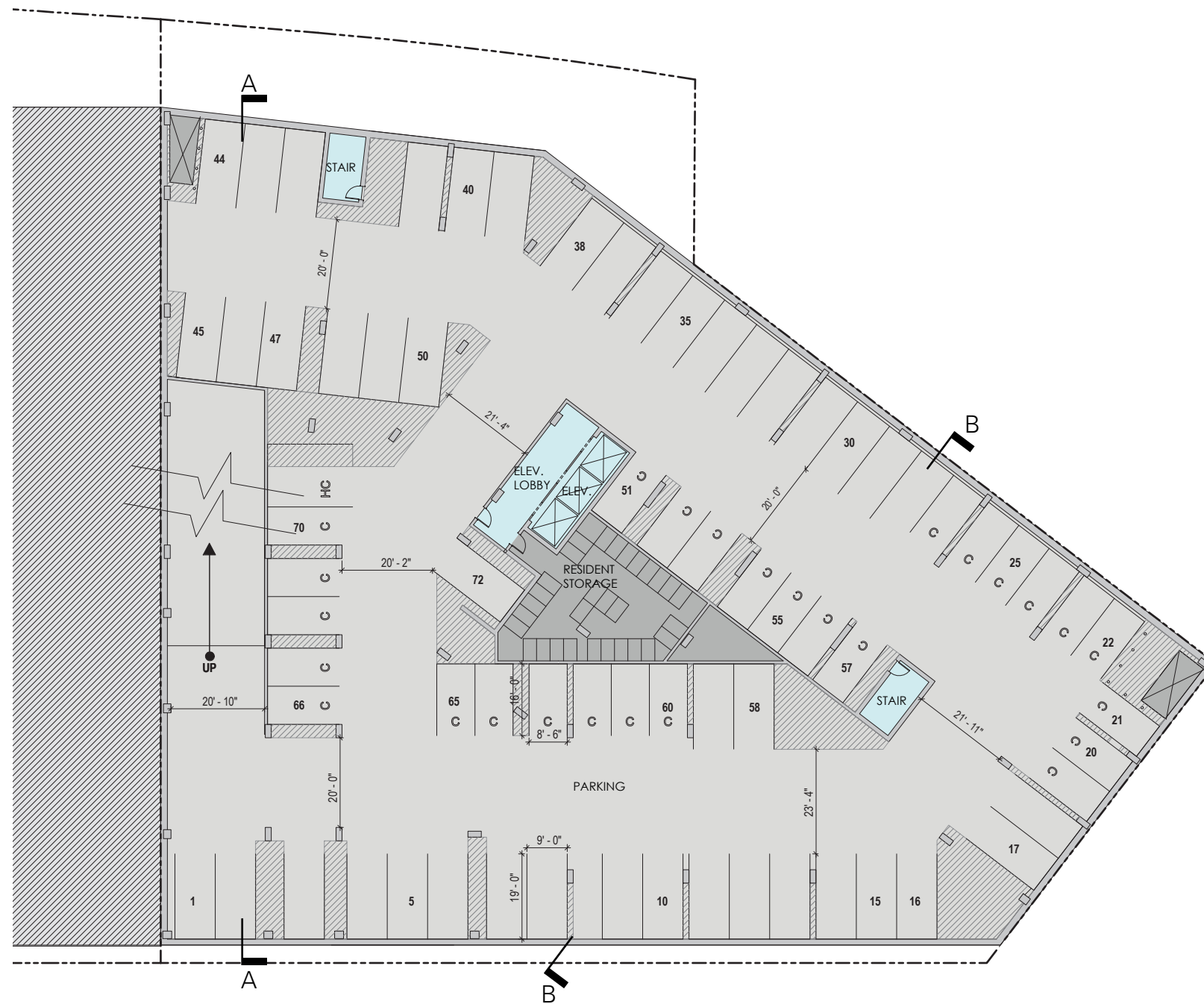


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BUILDING A-2: ARCHITECTURAL PLANS, SECTIONS & ELEVATIONS

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PLAN - GARAGE LEVEL 2

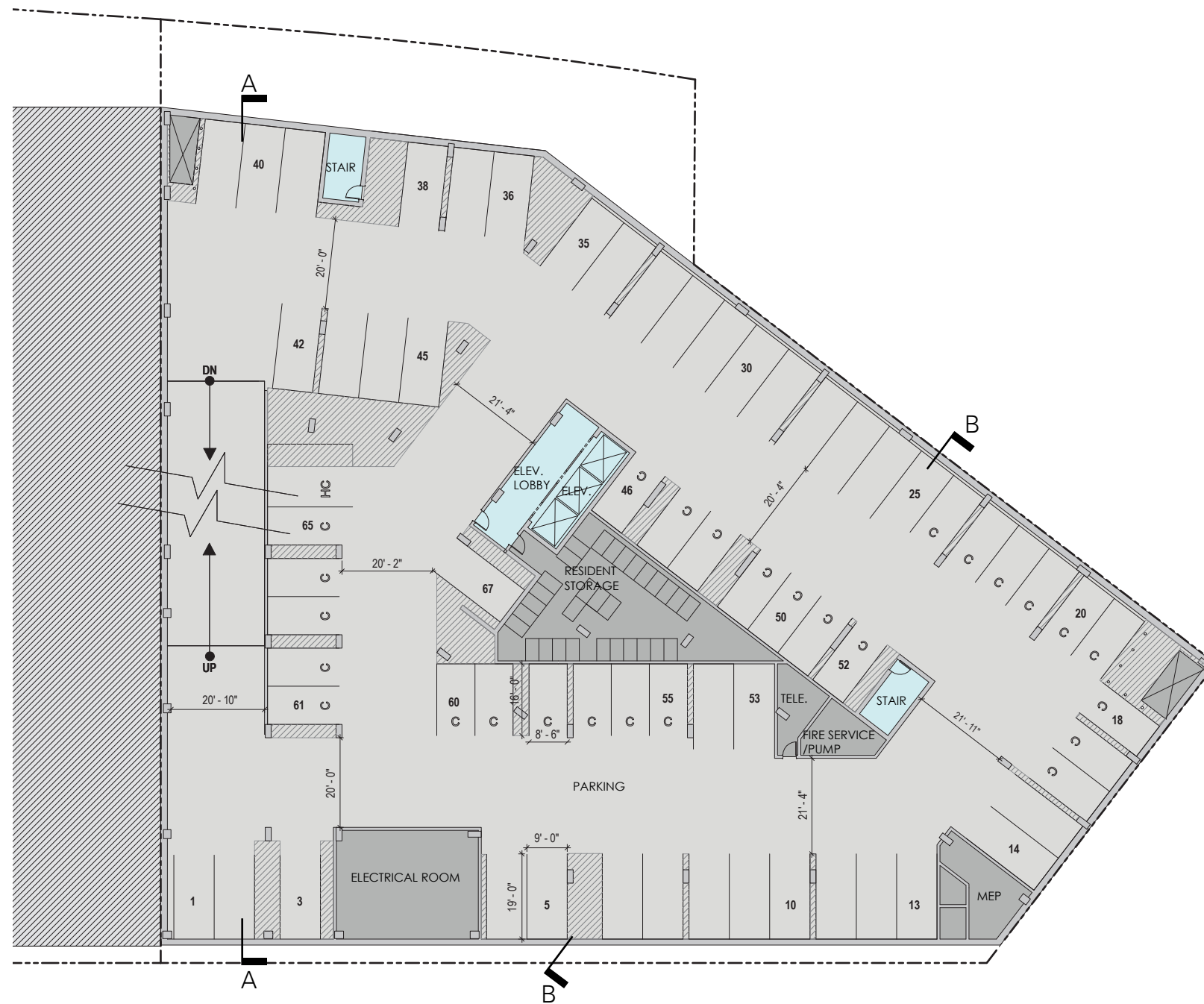
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A-2_301

SCAPE BRININSTOOL
+ LYNCH

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PLAN - GARAGE LEVEL 1



A-2_302



PLAN - GROUND FLOOR

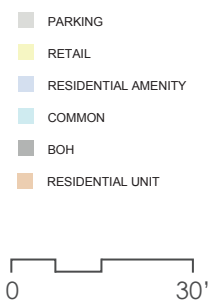
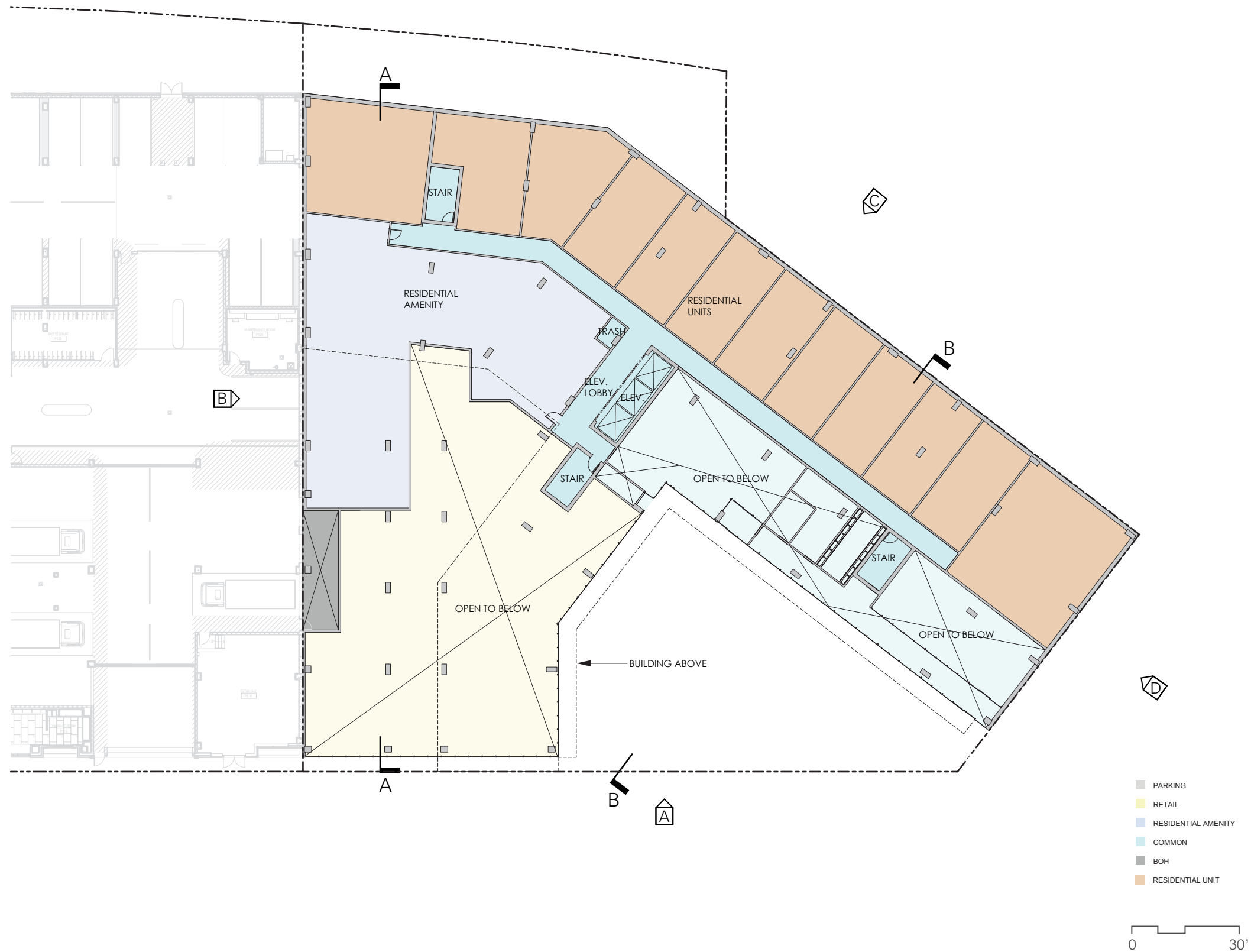
DECEMBER 20, 2018

A-2_303

SCAPE BRININSTOOL + LYNCH

sh p

GROSVENOR



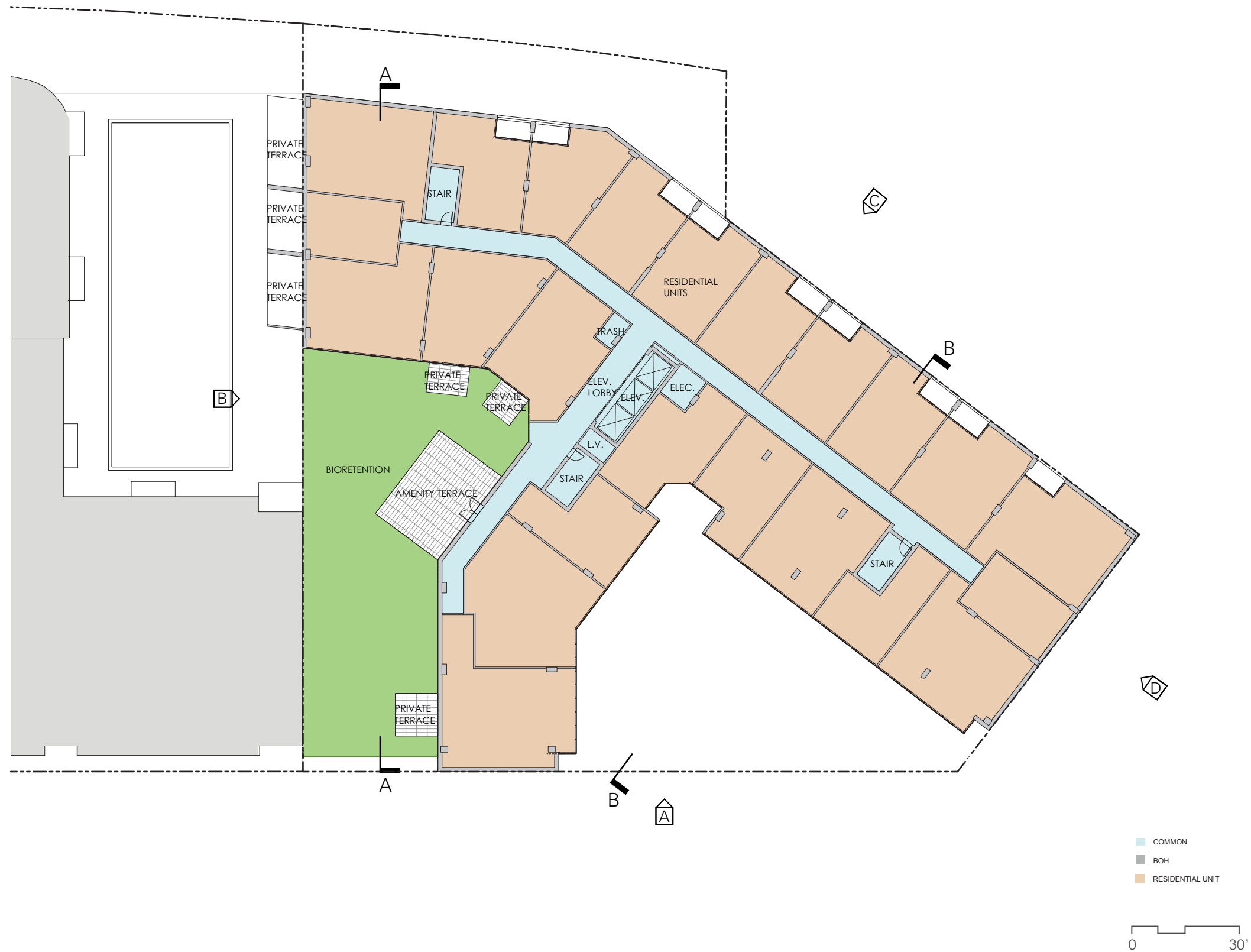
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PLAN - SECOND FLOOR



A-2_304

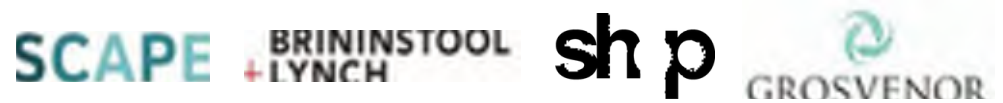


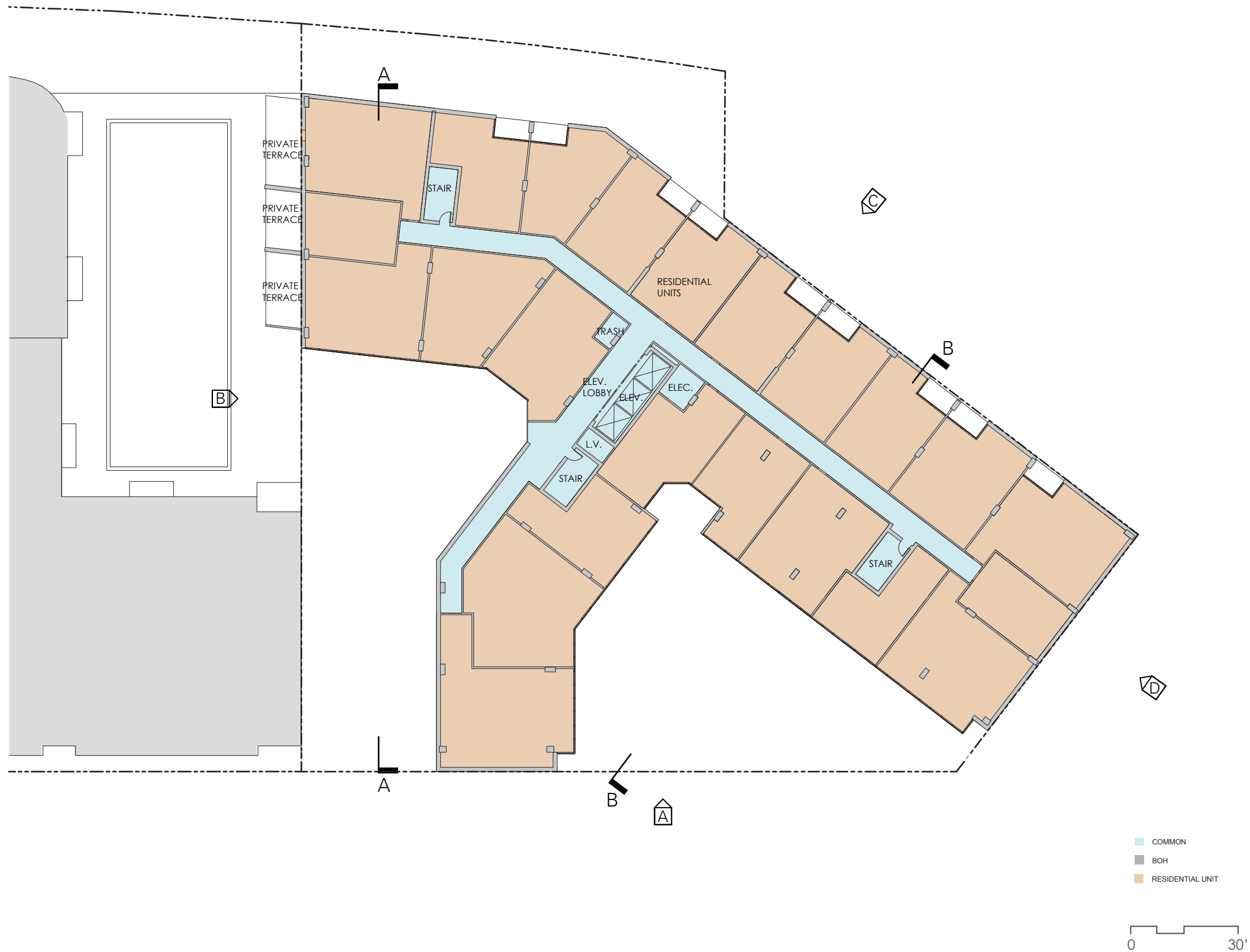
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PLAN - THIRD FLOOR

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A-2_305





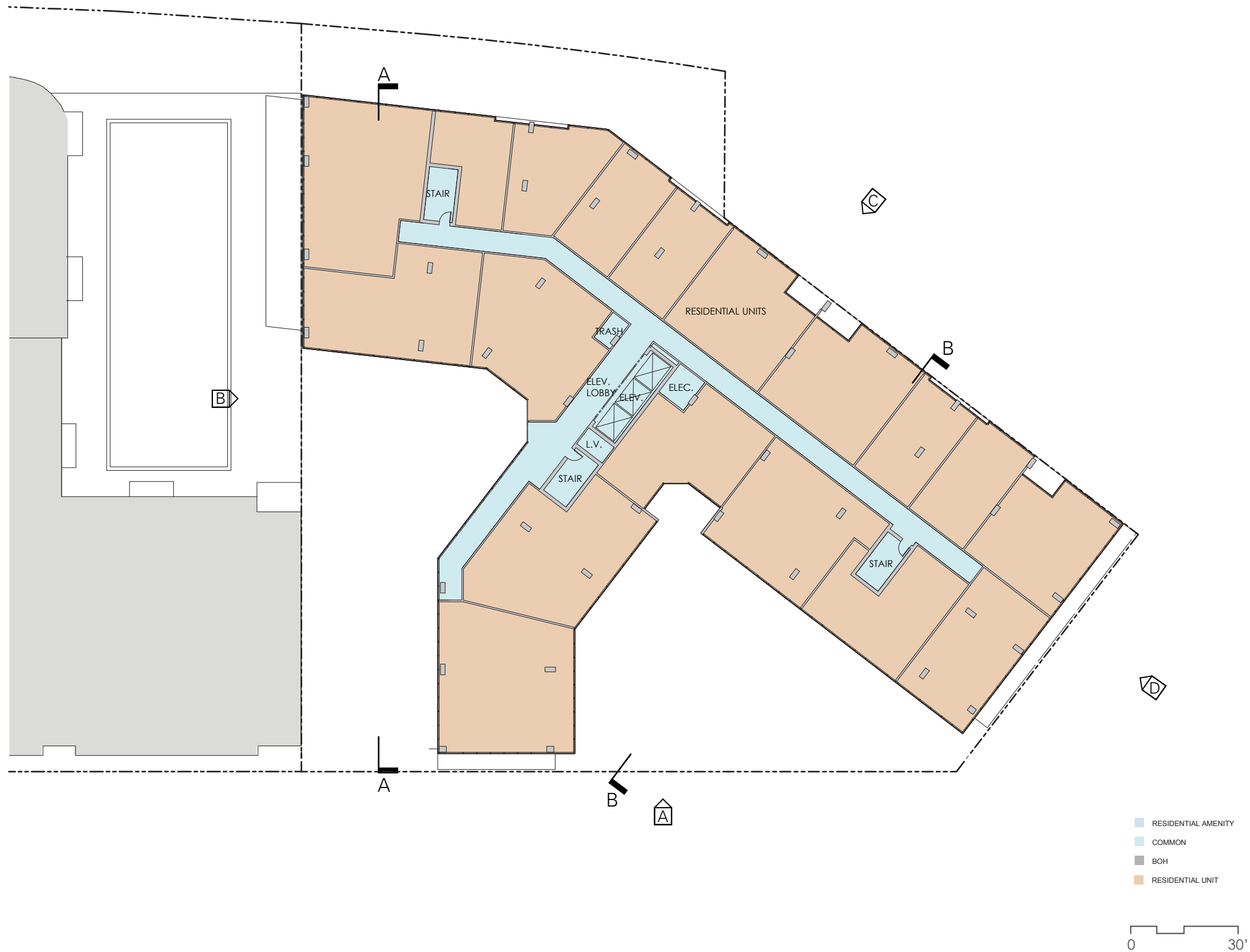
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PLAN - TYPICAL FLOOR



A-2_306



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PLAN - THIRTEENTH FLOOR

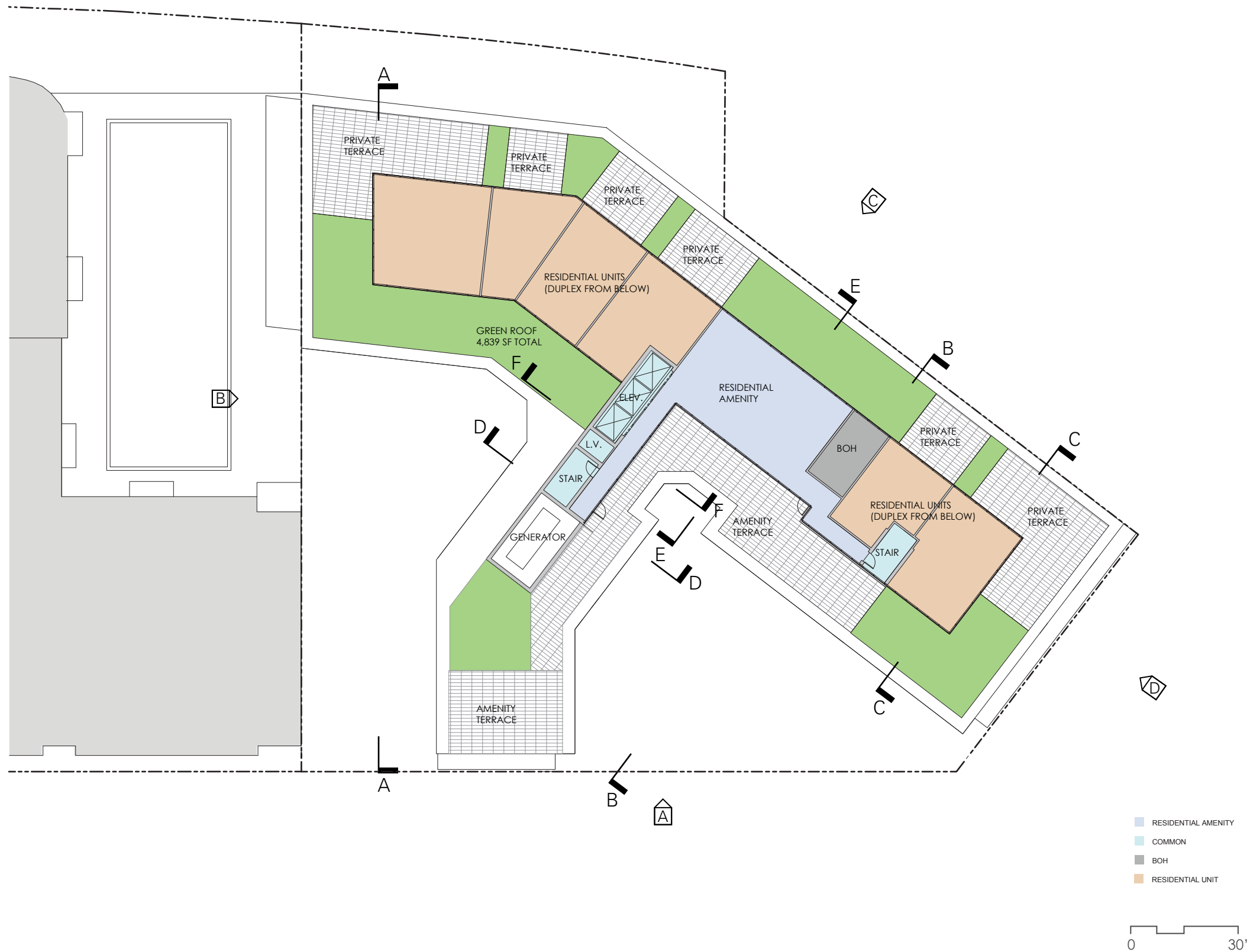
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A-2_307

SCAPE BRININSTOOL + LYNCH

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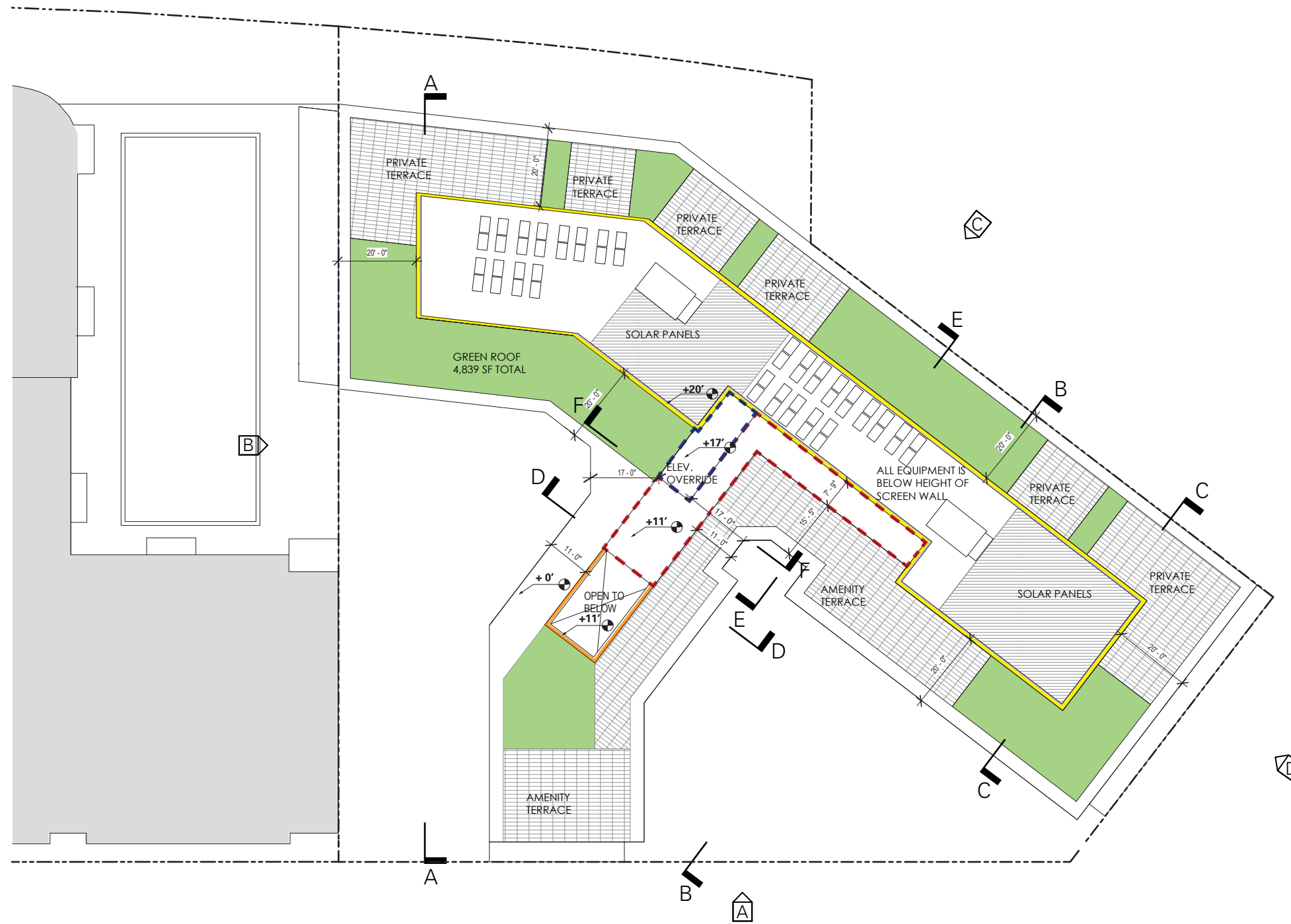
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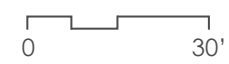
PLAN - PENTHOUSE
A-2_308



- 20' SCREEN WALL
- - - 17' ELEV. OVERRIDE
- - - 11' ROOF
- 11' SCREEN WALL

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PLAN - ROOF

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A-2_309

SCAPE BRININSTOOL LYNCH

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Level 2



Level 3



Levels 4-6



Level 7

IZ CALCULATIONS - BUILDING A-2 / PUD		
RESIDENTIAL GFA - BASE BUILDING (APPROX.)		259,931
RESIDENTIAL GFA - PENTHOUSE (APPROX.)		7,044
TOTAL RESIDENTIAL GFA (APPROX.)		266,975
TOTAL GFA IZ - 8% RESIDENTIAL GFA (APPROX.)		21,358
RESIDENTIAL NET FLOOR AREA - BASE BUILDING (APPROX.)		200,643
RESIDENTIAL NET FLOOR AREA - PENTHOUSE (APPROX.)		4,302
TOTAL RESIDENTIAL NET FLOOR AREA (APPROX.)		204,945
EFFICIENCY RATIO (APPROX.)		0.767
TOTAL RESIDENTIAL NET FLOOR AREA - IZ (APPROX.)		16,382
TOTAL RESIDENTIAL NET FLOOR AREA - MARKET RATE (APPROX.)		188,563
TOTAL UNITS (APPROX.)		260
TOTAL PROVIDED IZ AT 80% AMI	SQUARE FEET	16,038
	APPROX. UNITS	20
TOTAL PROVIDED IZ AT 50% AMI	SQUARE FEET	344
	APPROX. UNITS	1

UNIT COUNT	STUDIO	STUDIO IZ	1 BD	1 BD IZ	2 BD	2 BD IZ	3 BD	3 BD IZ	TOTAL
2ND FLOOR	7	1	1	1	0	1	0	1	12
3RD FLOOR	2	1	12	2	3	3	0	0	23
4TH FLOOR	3	0	12	2	5	1	0	0	23
5TH FLOOR	3	0	12	2	5	1	0	0	23
6TH FLOOR	3	0	12	2	5	1	0	0	23
7TH FLOOR	3	0	12	2	6	0	0	0	23
8TH FLOOR	3	0	14	0	6	0	0	0	23
9TH FLOOR	3	0	14	0	6	0	0	0	23
10TH FLOOR	3	0	14	0	6	0	0	0	23
11TH FLOOR	3	0	14	0	6	0	0	0	23
12TH FLOOR	3	0	14	0	6	0	0	0	23
13TH FLOOR	0	0	0	0	14	0	4	0	18
	36		131		68		4		239
TOTAL MARKET RATE	15%		55%		28%		2%		100%
TOTAL IZ		2		11		7		1	21
TOTAL COMBINED		10%		52%		33%		5%	100%
TOTAL COMBINED									260

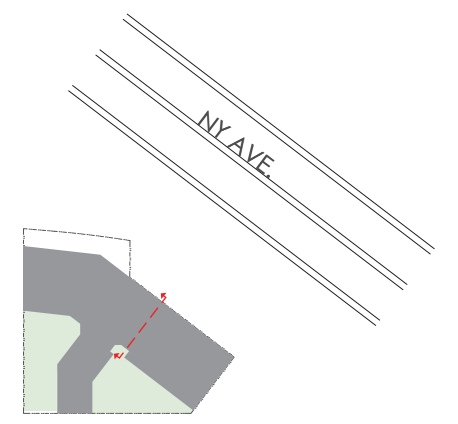
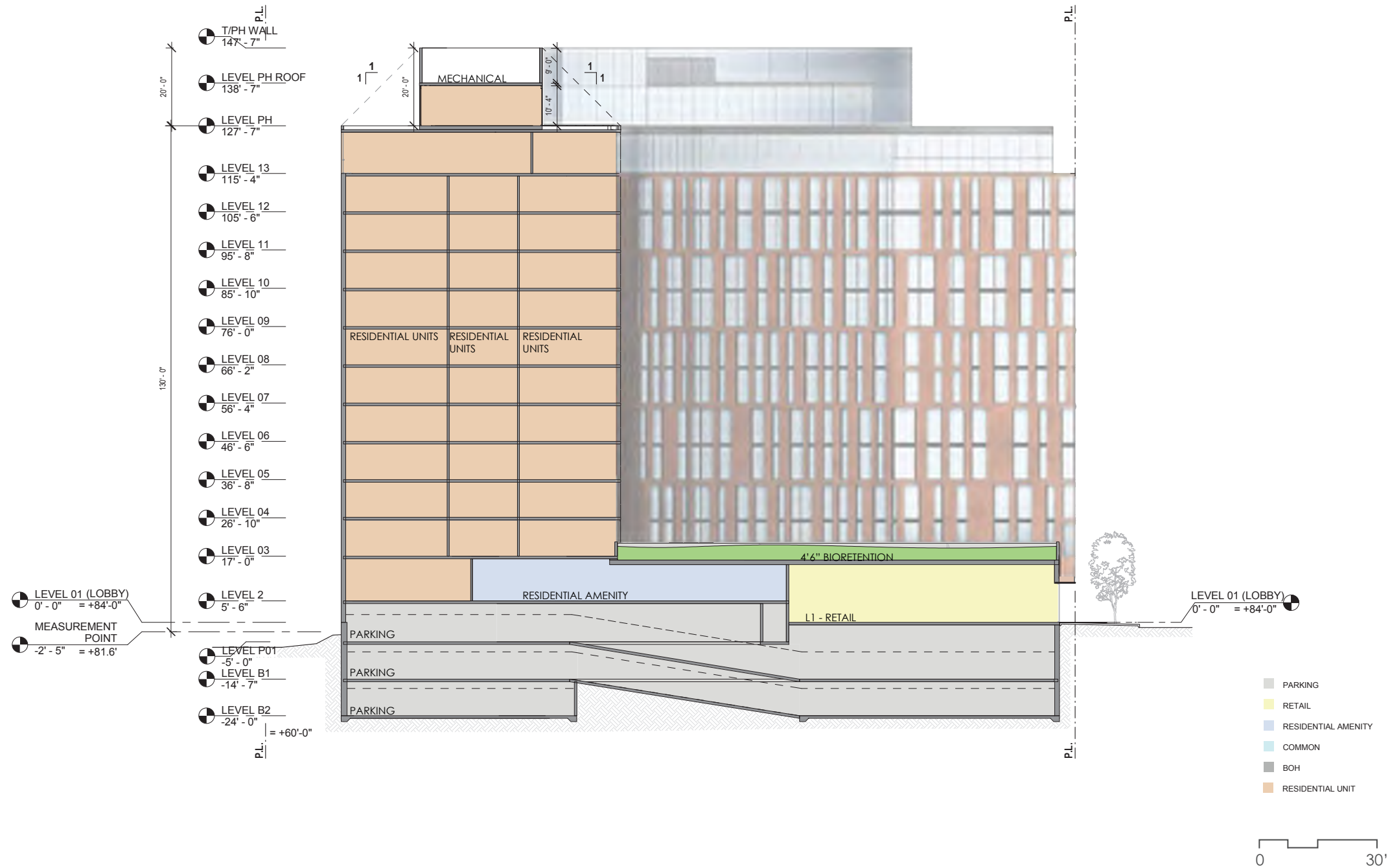


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IZ UNIT LOCATIONS (APPROX)



A-2_310



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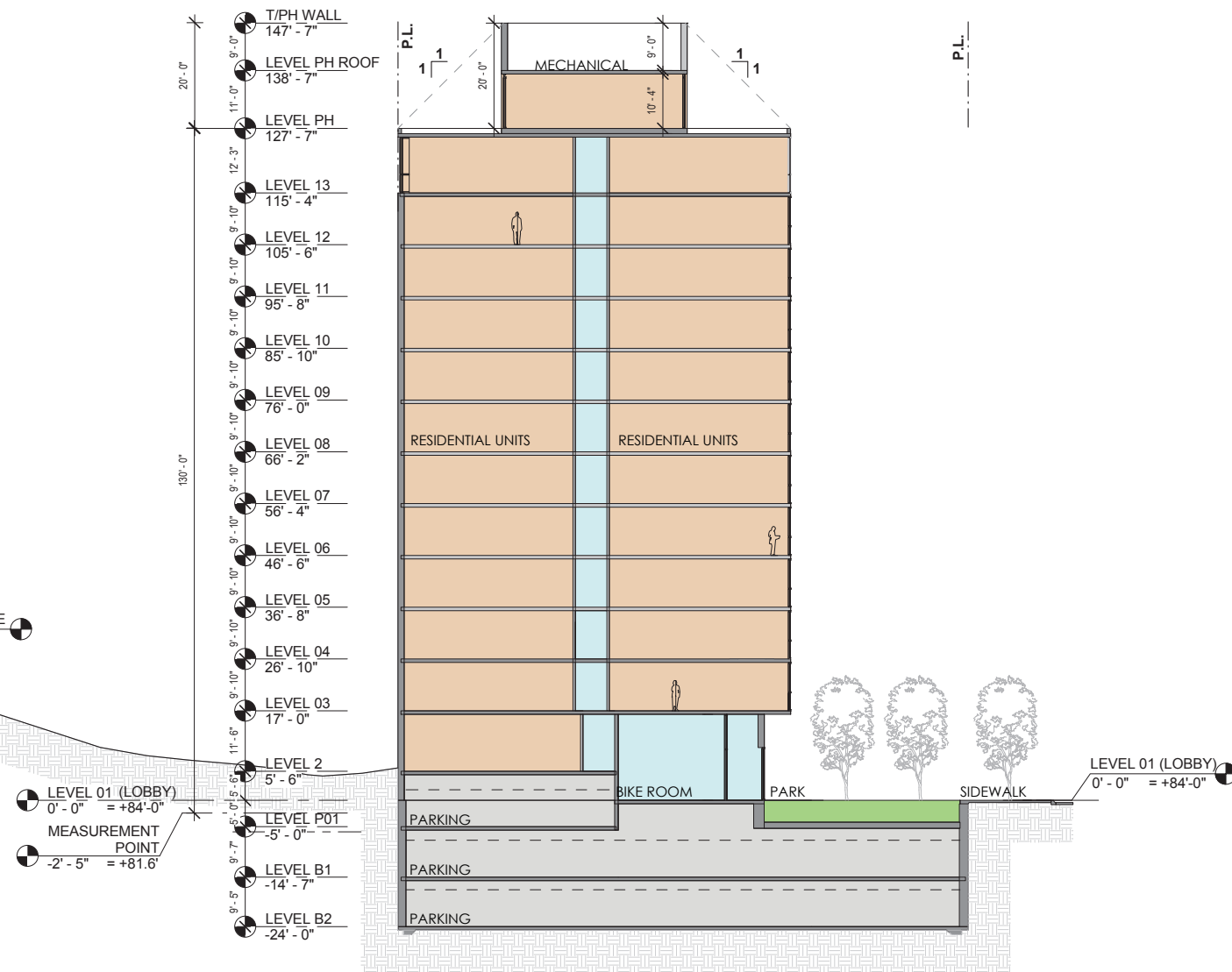
SECTION A-A

DECEMBER 20, 2018

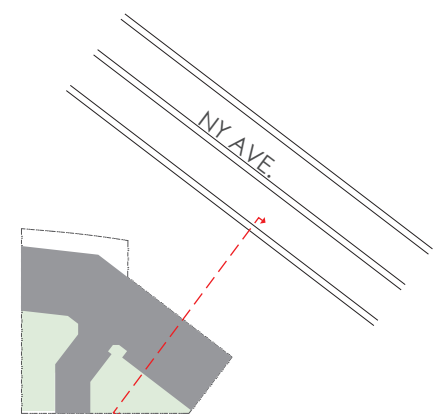
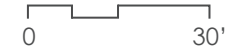
A-2_311



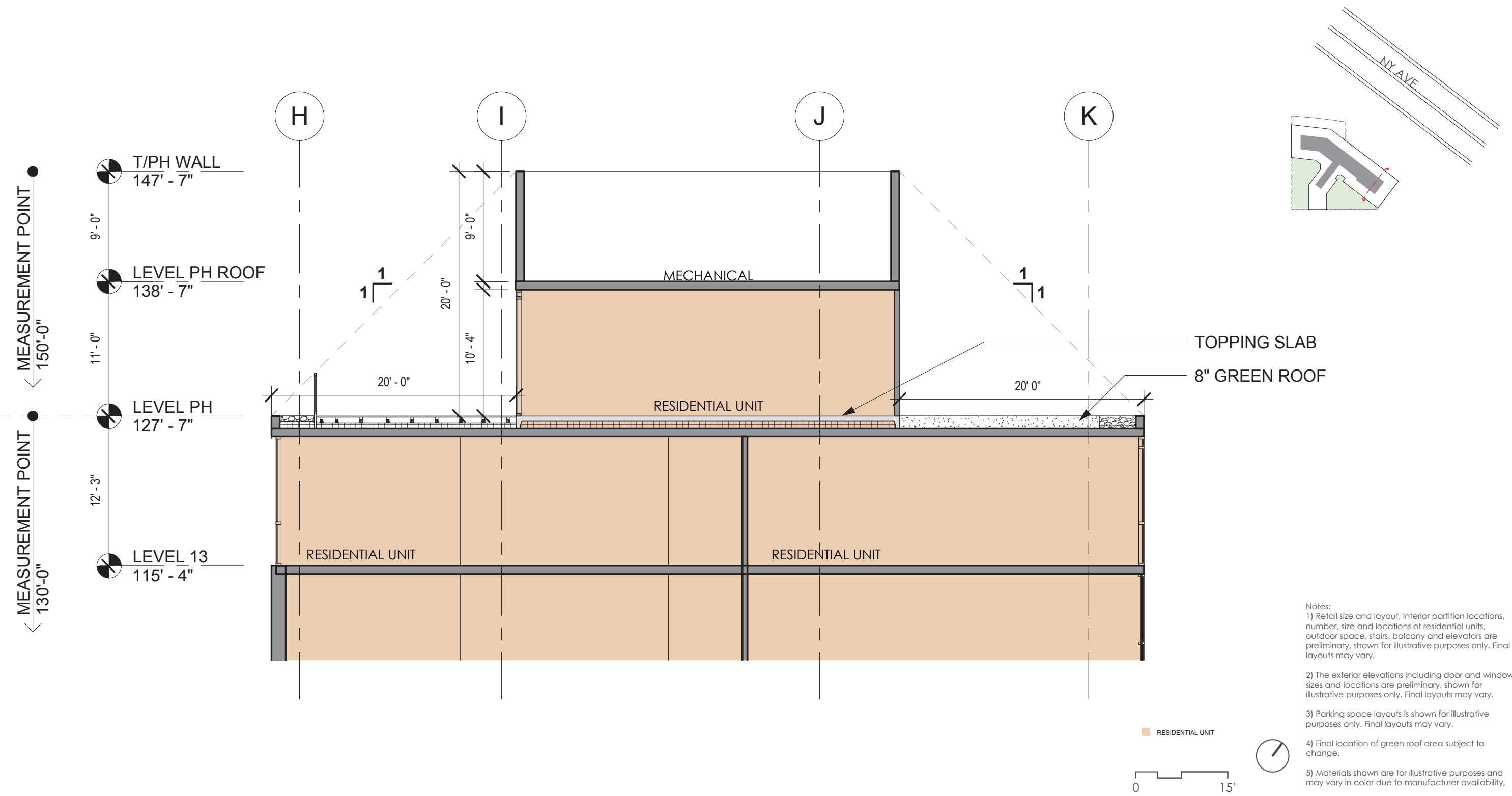
NEW YORK AVENUE
28' - 0" = +112'-0"



- PARKING
- RETAIL
- RESIDENTIAL AMENITY
- COMMON
- BOH
- RESIDENTIAL UNIT



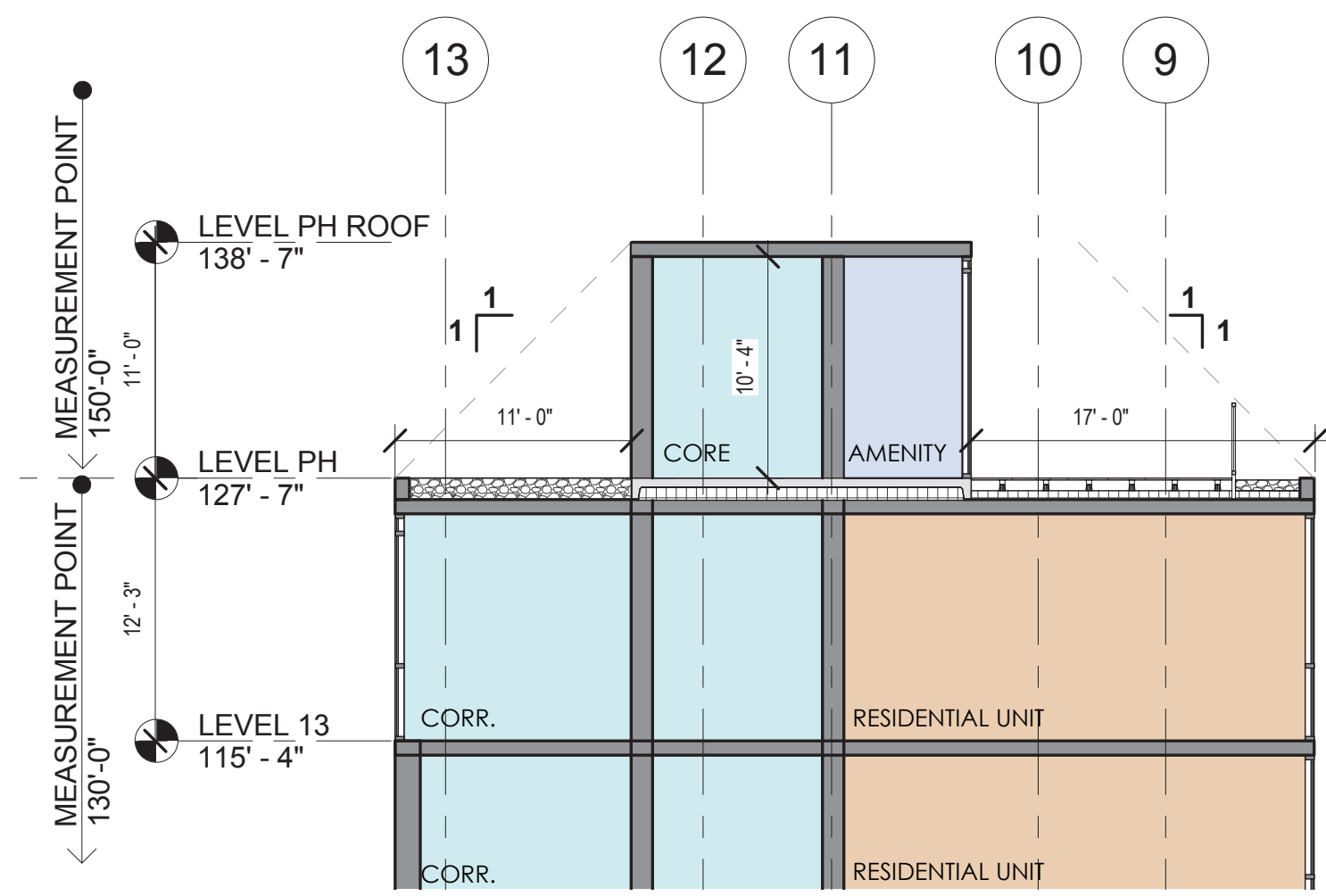
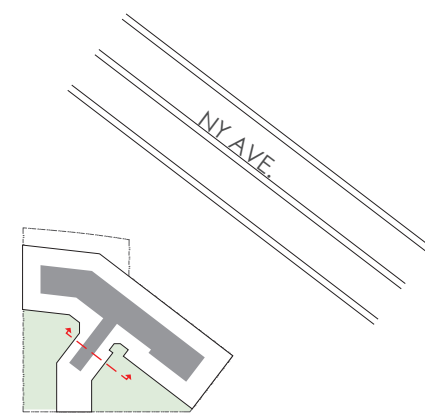
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ENLARGED SECTION C-C

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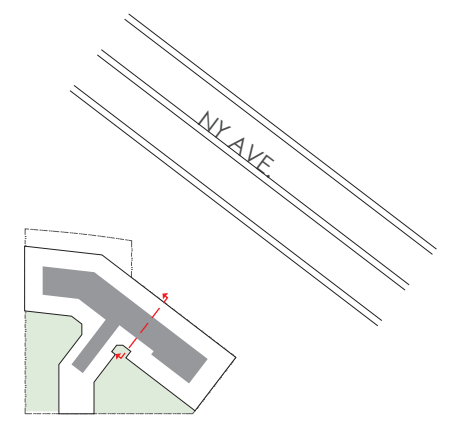
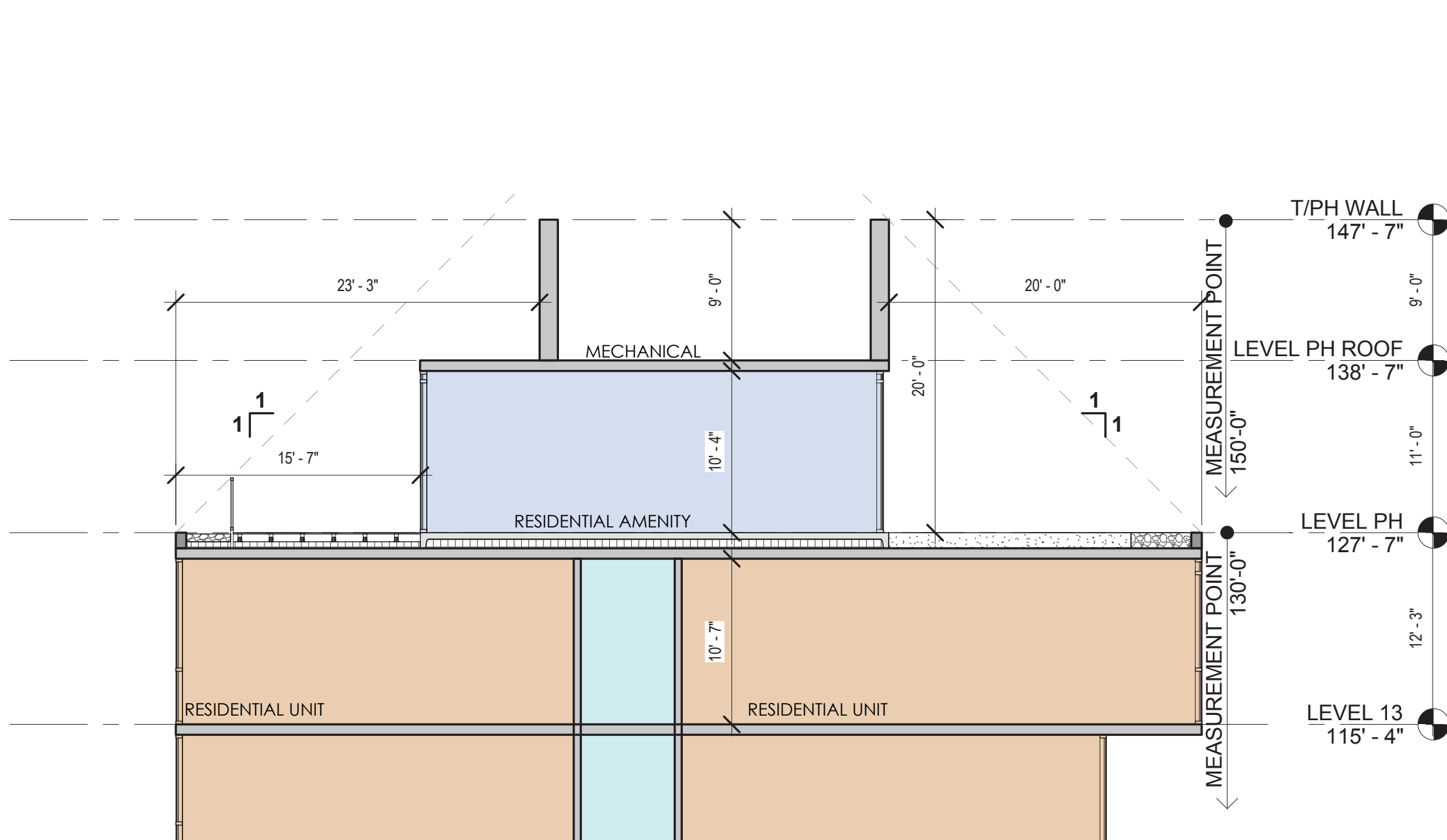
- RESIDENTIAL AMENITY
- COMMON
- BOH
- RESIDENTIAL UNIT



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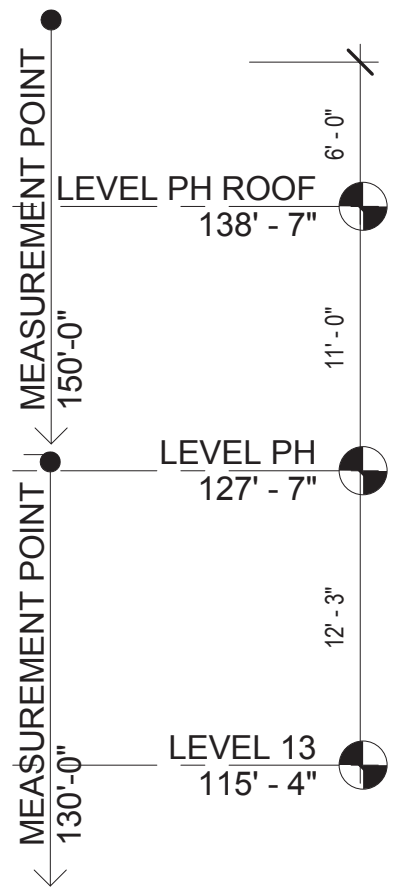
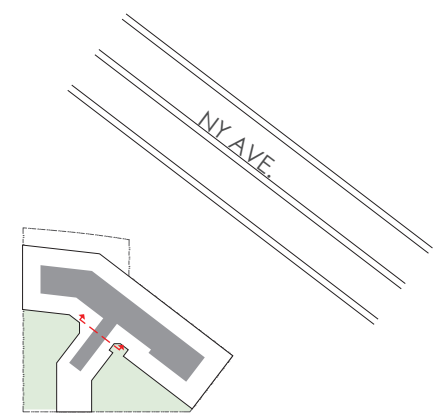
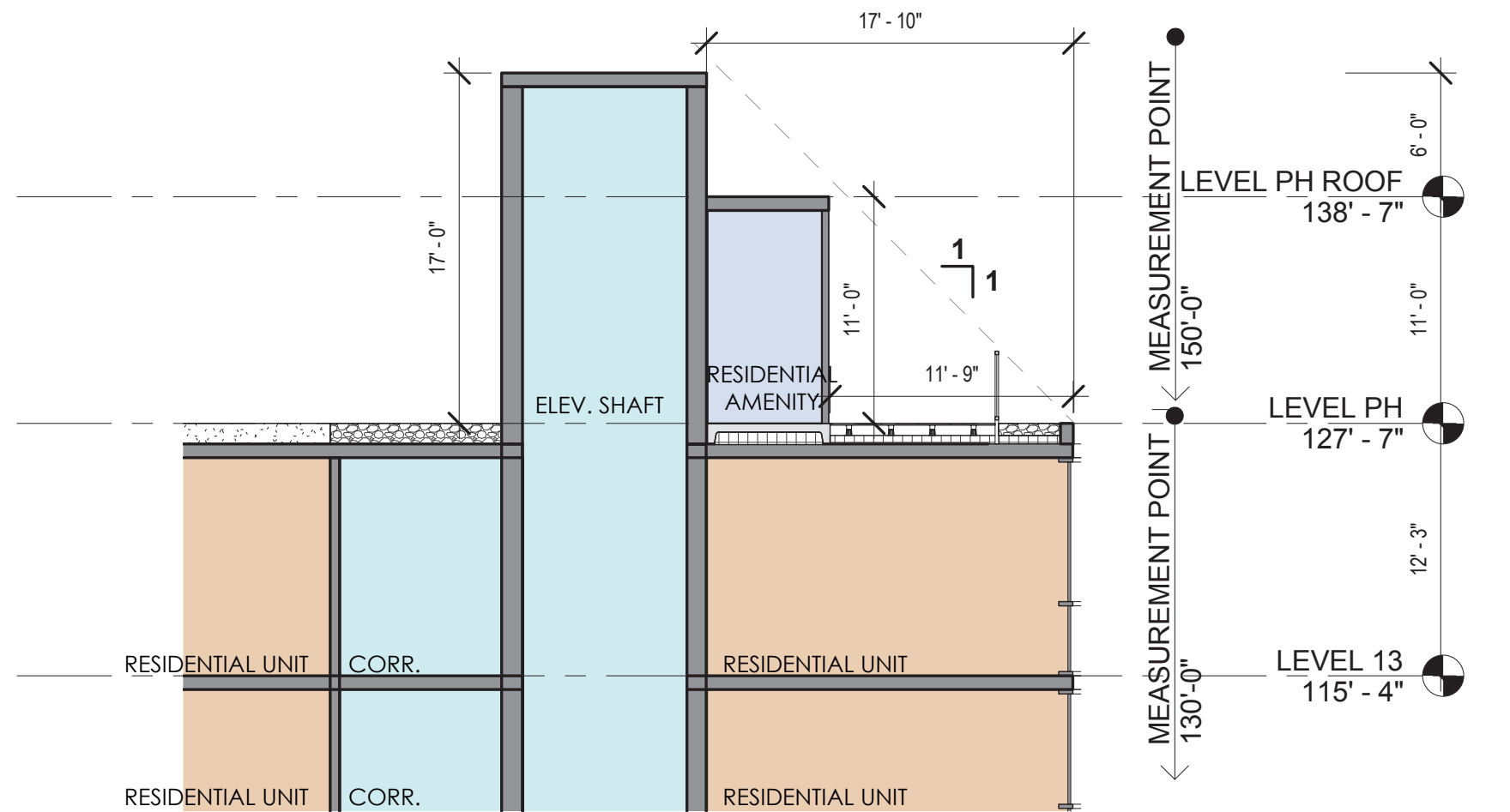
ENLARGED SECTION D-D



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 - 5) Materials shown are for illustrative purposes and may vary in color due to manufacturer availability.
- Legend:
- RESIDENTIAL AMENITY
 - COMMON
 - RESIDENTIAL UNIT
- Scale: 0 to 15'

ENLARGED SECTION E-E

DECEMBER 20, 2018



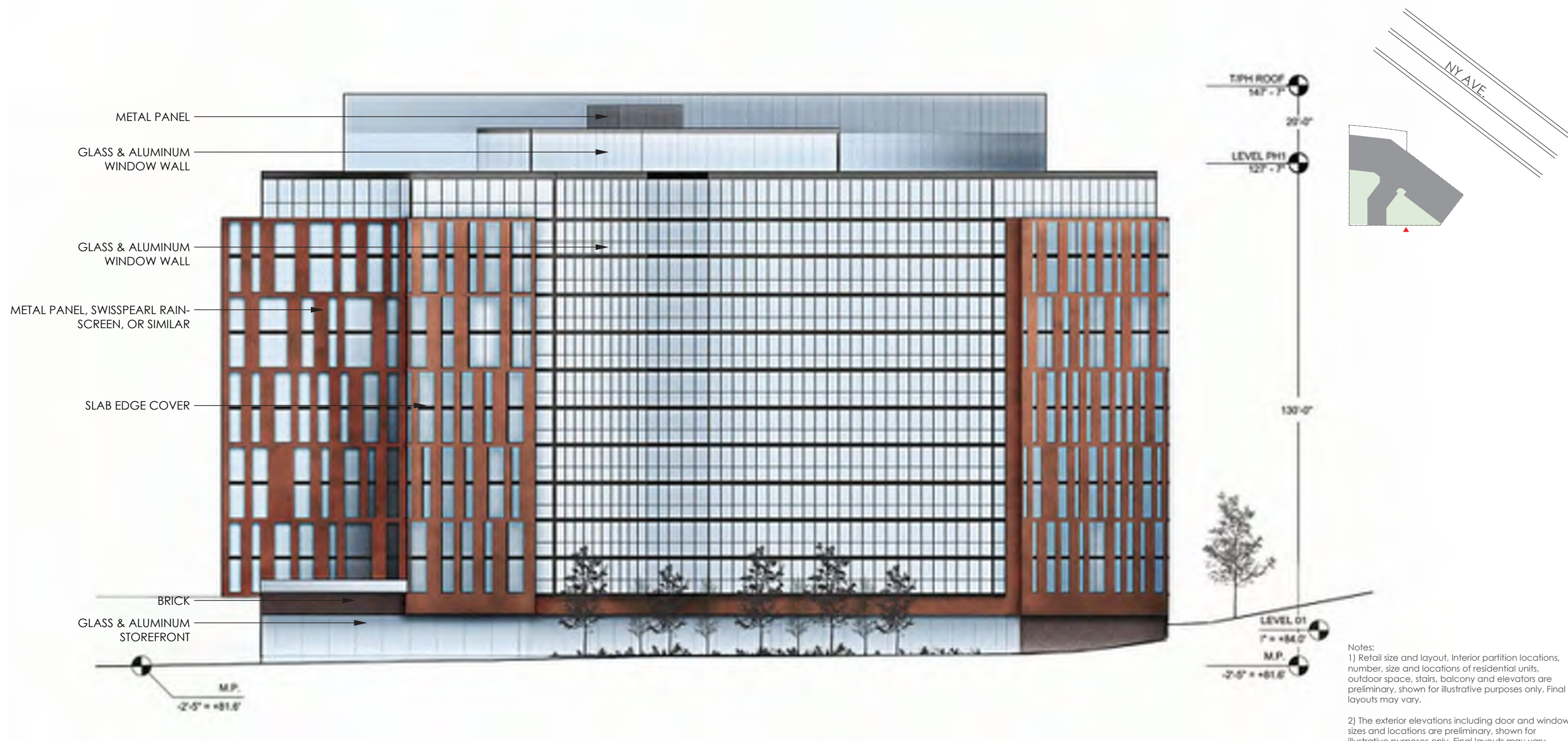
- RESIDENTIAL AMENITY
- COMMON
- BOH
- RESIDENTIAL UNIT



- Notes:
- 1) Retail size and layout, interior partition locations, number, size and locations of residential units, outdoor space, stairs, balcony and elevators are preliminary, shown for illustrative purposes only. Final layouts may vary.
 - 2) The exterior elevations including door and window sizes and locations are preliminary, shown for illustrative purposes only. Final layouts may vary.
 - 3) Parking space layouts is shown for illustrative purposes only. Final layouts may vary.
 - 4) Final location of green roof area subject to change.
 - 5) Materials shown are for illustrative purposes and may vary in color due to manufacturer availability.

DECEMBER 20, 2018

ENLARGED SECTION F-F



ELEVATION A

DECEMBER 20, 2018

A-2_317

SCAPE + BRININSTOOL LYNCH

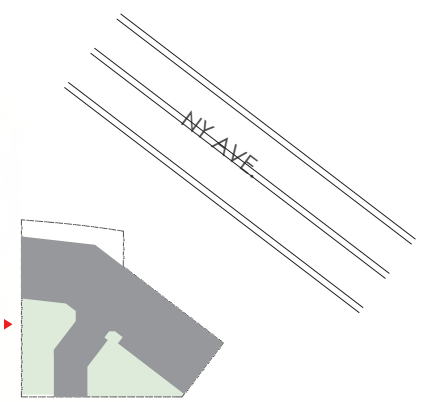
sh p

GROSVENOR

METAL PANEL
 GLASS & ALUMINUM WINDOW WALL
 GLASS & ALUMINUM WINDOW WALL
 METAL PANEL, SWISSPEARL
 RAINSCREEN, OR SIMILAR
 SLAB EDGE COVER



TPH ROOF
 147'-2"
 20'-0"
 LEVEL PH1
 127'-2"



130'-0"

LEVEL 01
 0'-0" = +84.0'
 M.P.
 0'-5" = +81.5'
 B/PARKING
 -4'-0" = +80.0'

- Notes:
- 1) Retail size and layout, interior partition locations, number, size and locations of residential units, outdoor space, stairs, balcony and elevators are preliminary, shown for illustrative purposes only. Final layouts may vary.
 - 2) The exterior elevations including door and window sizes and locations are preliminary, shown for illustrative purposes only. Final layouts may vary.
 - 3) Parking space layouts is shown for illustrative purposes only. Final layouts may vary.
 - 4) Final location of green roof area subject to change.
 - 5) Materials shown are for illustrative purposes and may vary in color due to manufacturer availability.

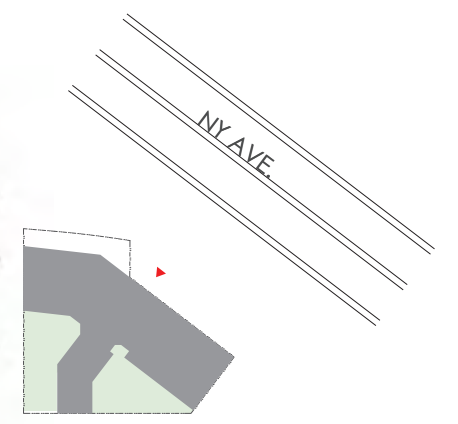


DECEMBER 20, 2018

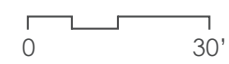
ELEVATION B



A-2_318



- Notes:
- 1) Retail size and layout, Interior partition locations, number, size and locations of residential units, outdoor space, stairs, balcony and elevators are preliminary, shown for illustrative purposes only. Final layouts may vary.
 - 2) The exterior elevations including door and window sizes and locations are preliminary, shown for illustrative purposes only. Final layouts may vary.
 - 3) Parking space layouts is shown for illustrative purposes only. Final layouts may vary.
 - 4) Final location of green roof area subject to change.
 - 5) Materials shown are for illustrative purposes and may vary in color due to manufacturer availability.



ELEVATION C

DECEMBER 20, 2018

A-2_319

SCAPE + BRININSTOOL LYNCH

sh p

GROSVENOR

METAL PANEL
GLASS & ALUMINUM WINDOW WALL
METAL PANEL

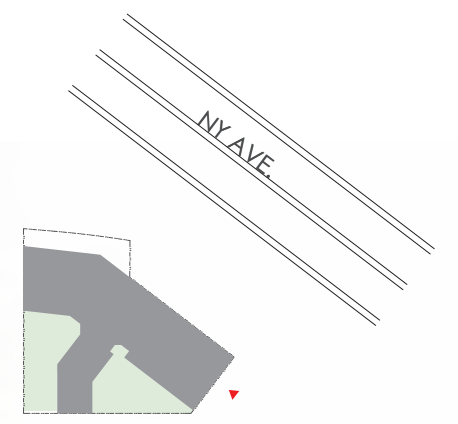
METAL PANEL, SWISSPEARL
RAINSCREEN, OR SIMILAR

SLAB EDGE COVER

GLASS & ALUMINUM WINDOW WALL

BRICK

GLASS & ALUMINUM STOREFRONT



T5PH ROOF
147'-7"
20'-0"
LEVEL PH1
127'-7"

130'-0"

LEVEL 01
0'-0" = +0.0'
M.P.
-2'-0" = +0.15'

0 30'

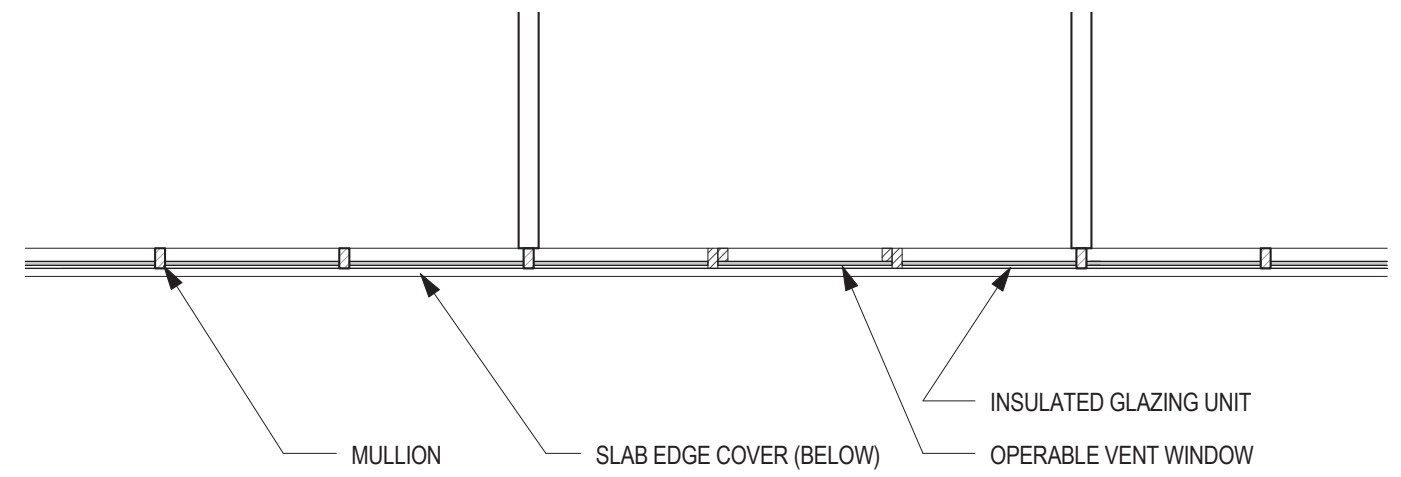
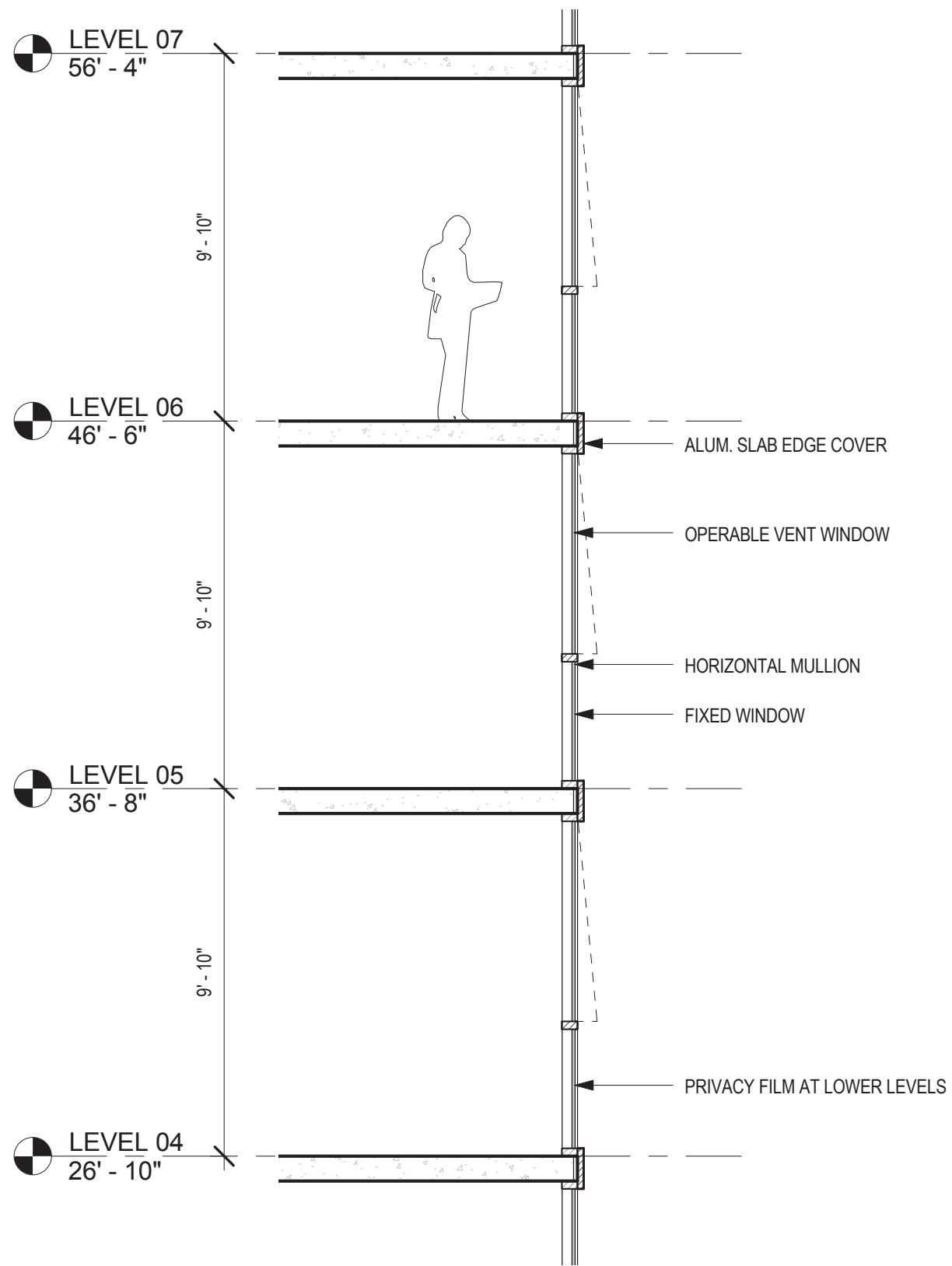
- Notes:
- 1) Retail size and layout, interior partition locations, number, size and locations of residential units, outdoor space, stairs, balcony and elevators are preliminary, shown for illustrative purposes only. Final layouts may vary.
 - 2) The exterior elevations including door and window sizes and locations are preliminary, shown for illustrative purposes only. Final layouts may vary.
 - 3) Parking space layouts is shown for illustrative purposes only. Final layouts may vary.
 - 4) Final location of green roof area subject to change.
 - 5) Materials shown are for illustrative purposes and may vary in color due to manufacturer availability.

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ELEVATION D



A-2_320



FACADE A

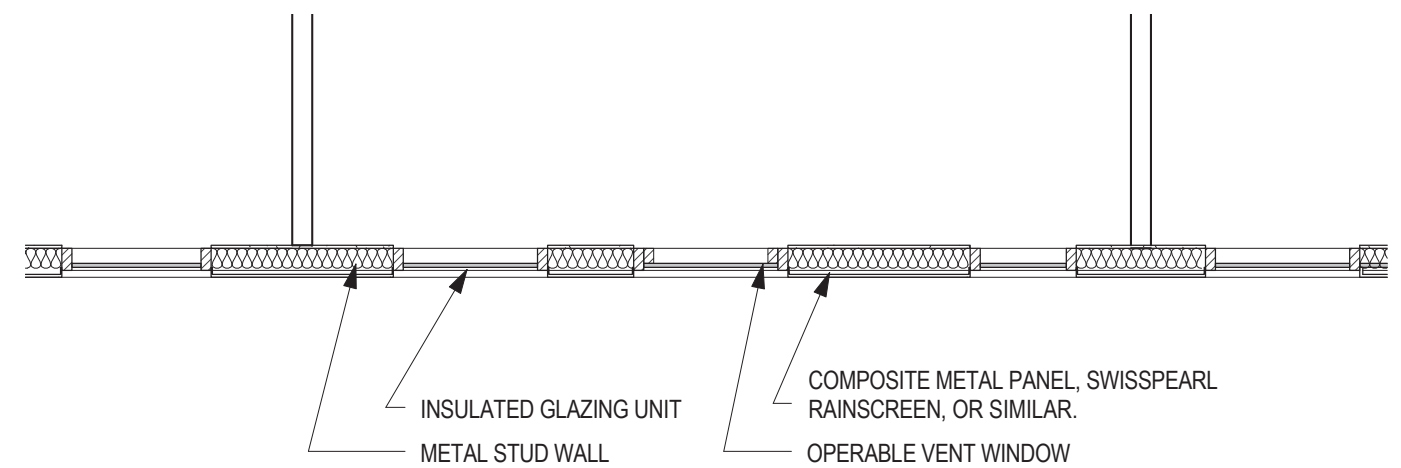
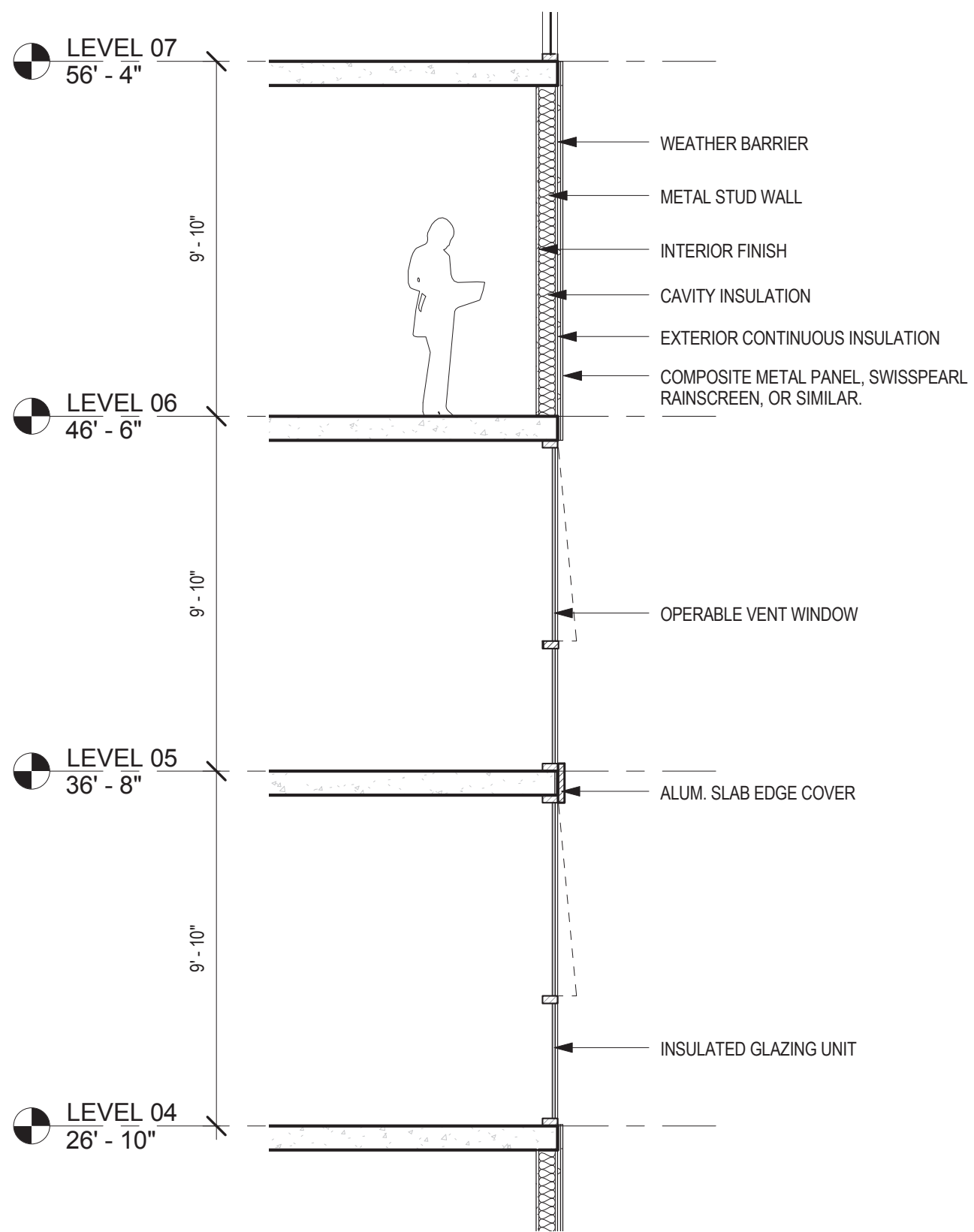
DECEMBER 20, 2018

A-2_321

SCAPE + **BRININSTOOL LYNCH**

sh p

GROSVENOR



DECEMBER 20, 2018

FACADE B

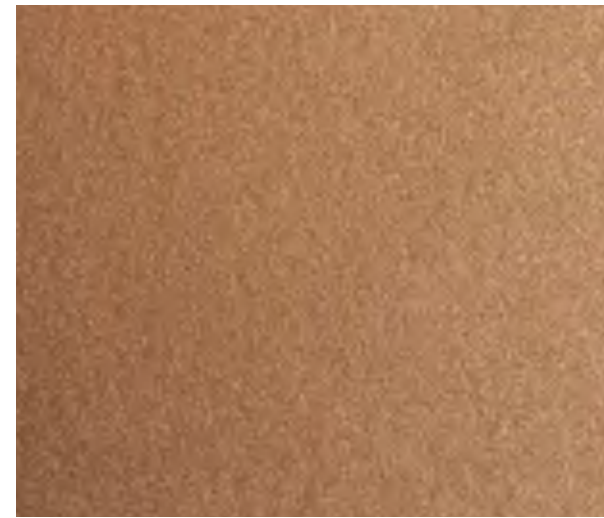
Facade A
Window Wall



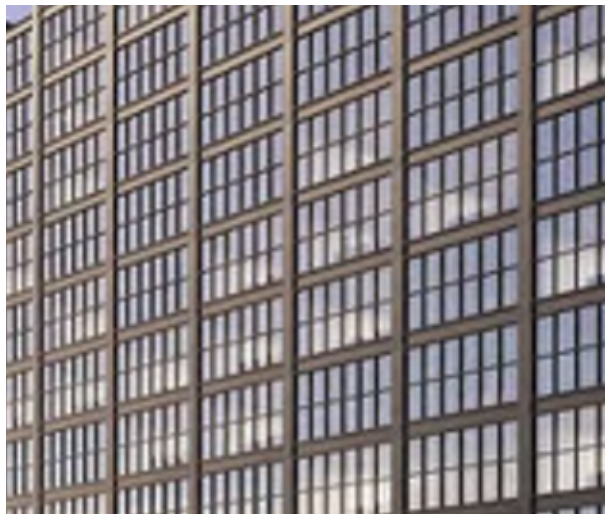
Facade B Tower
Metal Panel - Copper Color



Facade B Tower - ALT
Swisspearl - Copper Color



Facade B Podium
Brick



MATERIAL INSPIRATION

A-2_323

SCAPE

**BRININSTOOL
LYNCH**

sh p

GROSVENOR

DECEMBER 20, 2018

BUILDING A-2: SIGNAGE

DECEMBER 20, 2018



Sign Type A
Building Signs



Sign Type B
Blade Signs



Sign Type C
Window Signs



PRECEDENT SIGNAGE

A-2_401

SCAPE + BRININSTOOL LYNCH

sh p

GROSVENOR

DECEMBER 20, 2018

Sign Type D
Painted Walls



Sign Type E
Architectural Canopy

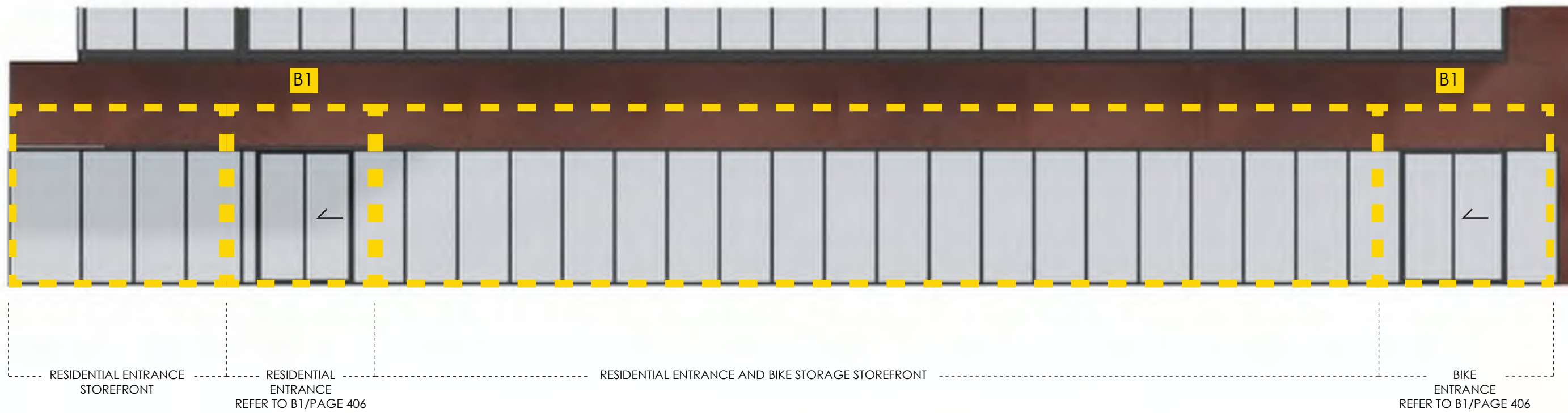
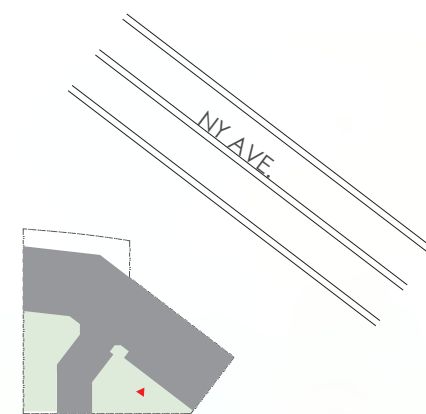


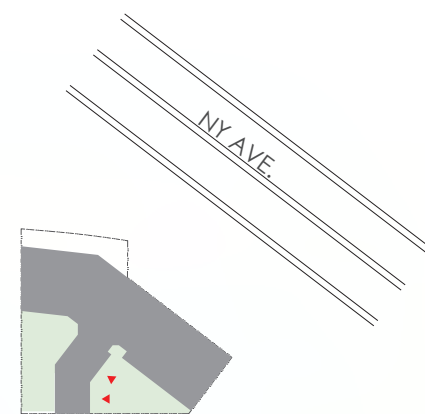
DECEMBER 20, 2018

PRECEDENT SIGNAGE



A-2_402



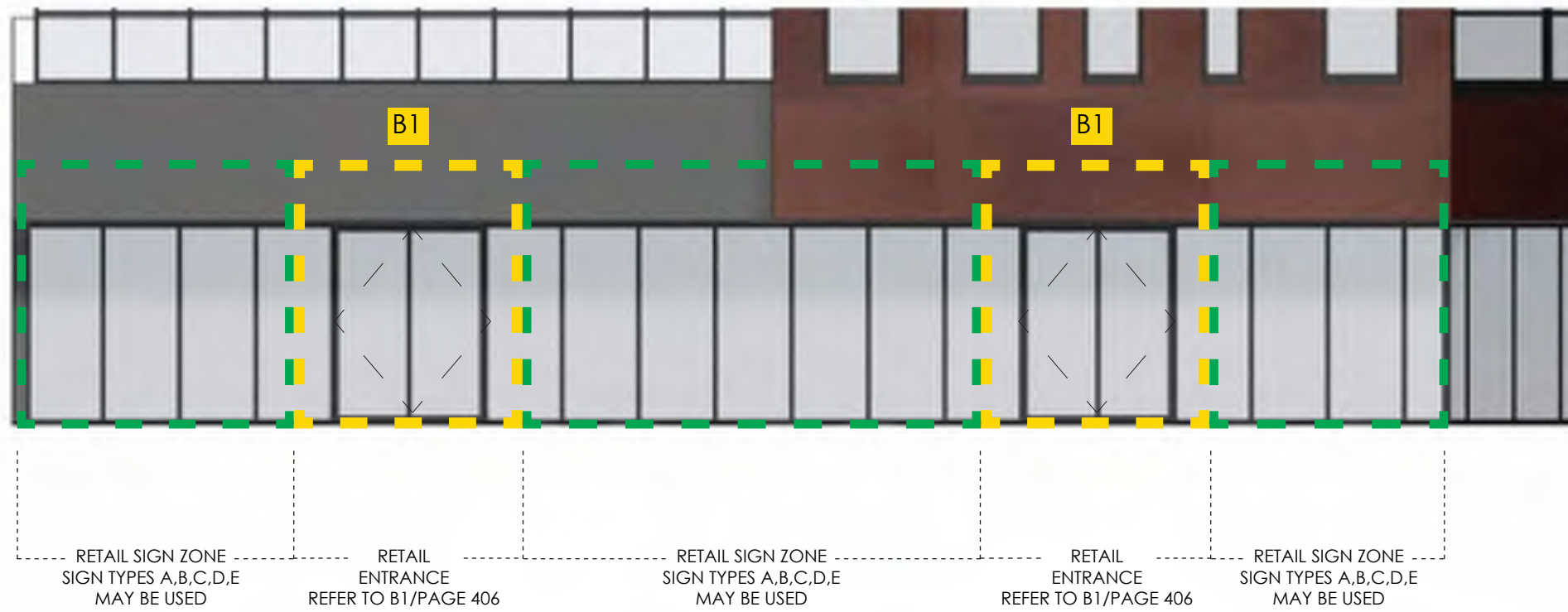
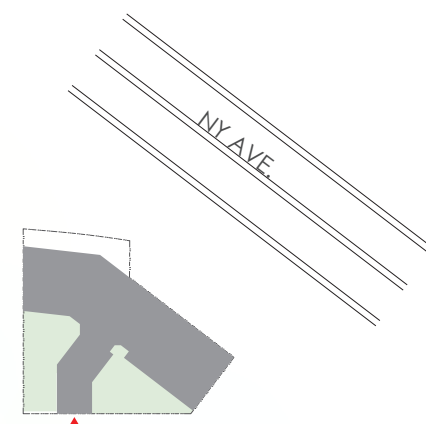


RETAIL SIGN ZONE
SIGN TYPES A,B,C,D,E
MAY BE USED



RETAIL SIGN ZONE
SIGN TYPES A,B,C,D,E
MAY BE USED

EXIT ONLY
REFER TO B1/PAGE 406



OPTIONAL BUILDING SIGNAGE LOCATION,
CENTERED AT CANOPY.
MAXIMUM AREA OF SIGNAGE: 12 SF

ARCHITECTURAL CANOPY (PAINTED
METAL PLATE)

BUILDING SIGNAGE LOCATION.
MAXIMUM AREA OF SIGNAGE:
12 SF @ EACH SIDE



B1 RETAIL AND RESIDENTIAL BUILDING ENTRY SIGN LOCATION_ A-2